Dewberry Engineers Inc.
600 Parsippany Road, Suite 301
Parsippany, NJ 07054

973.739.9400
973.428.8509 fax
www.dewberry.com

ENVIRONMENTAL AND COMMUNITY IMPACT STATEMENT

HACKENSACK MERIDIAN HEALTH & JERSEY SHORE UNIVERSITY MEDICAL CENTER

1945 CORLIES AVENUE, 19 DAVIS AVENUE & 81 DAVIS AVENUE BLOCK 1201, LOTS 1, 2, 4 & 5

THE TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY

Prepared by:

Cofone Consulting Group
125 Half Mile Road, Suite 200
Red Bank, New Jersey 07701

And

Dewberry Engineers, Inc
600 Parsippany Road, Suite 301
Parsippany, NJ 07054-3715

On the Date of:
February 7, 2025

Mario Iannelli

Mario Iannelli, PE
New Jersey Professional Engineer
License #24GE04174900

Christine A. Nazzaro-Cofone, AICP, PP
New Jersey Professional Planner License #5517
The original of this report was signed and sealed in accordance with N.J.S.A. 13:41-1.2

TABLE OF CONTENTS

I. INTRODUCTION

This Environmental Impact Statement and Community Impact Statement has been prepared for Jersey Shore University Medical Center (JSUMC), a division of HMH Hospitals Corporation (hereinafter referred to as "the Applicant") to evaluate the environmental and net fiscal impact of proposed improvements to Block 1201, Lots 1, 2, 4, and 5 (hereinafter referred to as "the Site"). The analysis examines the effects of the proposed improvements on various environmental factors, including wastewater, water supply, surface drainage, stream corridors, solid waste disposal, air quality, noise, traffic, community impact, visual impact, artificial lighting, environmentally sensitive areas, and energy conservation. Additionally, the EIS outlines protective measures to mitigate environmental impacts during the project and identifies any unavoidable adverse effects.

This analysis has been prepared in accordance with § LDO-811.01. of the Township of Neptune Land Use and Development Ordinance:

II. OVERVIEW OF TOWNSHIP ORDINANCE § LDO-811.01.

Township Land Development Ordinance LDO-811.01 was adopted through Ordinance Number 04-23 on June 14, 2004. A copy of the requirements within this section of the Land Development Ordinance can be found attached under **Appendix A.**

The following contains the required responses for the Environmental Impact Statement.

III. ABSTRACT

The Applicant proposes to implement their facility master plan through a series of multi-phased site-enabling and new construction projects intended to modernize and enhance the hospital's capabilities while maintaining its commitment to providing state-of-the-art care to the community.

This Environmental Impact Statement (EIS) and Community Impact Statement (CIS), prepared in accordance with § LDO-811.01 of Neptune Township's Land Development Ordinance, demonstrates that the proposed development will not result in substantial adverse environmental impacts. As site does not include endangered or threatened species, water bodies, or steep slopes, the environmental conditions of the site are anticipated to remain unchanged. Stormwater management reports confirm that the proposed improvements will not detrimentally impact site drainage, while traffic analyses indicate that vehicular flow will continue to function similarly to current conditions.

Beyond environmental impact, the proposed improvements will not visually alter the character of the area. As the proposed development is non-residential, it will not contribute to an increase in the Townships population and will not contribute to an

increase in school-aged children to the public-school systems. As an inherently beneficial use, the Township will benefit from the proposed development through expanded healthcare services and improved public welfare.

IV. PROJECT INFORMATION

1. Description of Proposed Project

Hackensack Meridian Health (HMH) and Jersey Shore University Medical Center (JSUMC) are proposing to embark on the implementation and construction of their facility master plan, consisting of various site enabling projects 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), addressing the long-term campus parking needs with the proposed garage and provide for future services with the expansion of the central utility plant (Phases 1 and 2). The East Addition will be an elevated platform over the existing loading dock, and the proposed garage will be constructed in the area of the existing medical office building. The Applicant is requesting Preliminary and Final Site Plan approval for Phases 1 and 2, and intends to start construction of these phases once the applicable approvals are obtained.

Phase 3 includes the future Critical Care Tower (West Addition) which the applicant is requesting a Preliminary Site Plan approval with this application and intends to submit a Final Site Plan Application in the future. The environmental and other impacts associated with this phase of the application will be addressed as part of the future final site plan application and not included in the scope of this report.

The purpose of the project construction and approval phases detailed below is to provide the interrelationship of the project phases, and to allow for commencement and completion of the various phases independently.

Phase 1A – Enabling Projects - Preliminary and Final Site Plan

The enabling projects include the relocation of key services that are critical to the operation of the campus that must be addressed in order for the construction of the East Addition and proposed garage to commence. These services are as follows:

a. Relocation of the existing medical office programs located at 51 Davis Avenue to an existing off-site location outside of Neptune Township. These services are being permanently relocated off campus. Once vacated, the existing 54,000 SF medical office building will be demolished.

b. Provide parking lot improvements to the existing parking lot located in Neptune City (Block 115, Lot 2). The applicant will seek approval from the Borough of Neptune City for the proposed parking lot improvements which will be coordinated with the Phase 1A of the improvements on campus.

c. Construction of new bulk oxygen storage and new above ground fuel oil tanks.

   The new bulk oxygen and above fuel oil tanks will be constructed on the north side of the existing Harbor Garage. This portion of the project is designed to provide the hospital with the necessary capacity to ensure uninterrupted operations during construction and in the future.

d. Construction of a Temporary Loading Dock

   The proposed east addition will be an elevated platform over the existing loading dock which will require the current loading dock to be temporarily closed for the duration of the construction. The proposed temporary loading dock will be situated along the east side of the Mary Black Pavilion. Modifications will create four truck bays for deliveries and four designated areas for receptacles to hold waste. The contractor will provide scaffolding will cover this area, providing a protected pathway for deliveries and the movement of clean and waste carts. Additionally, the space will be equipped with fire suppression systems and temporary lighting. To accommodate the construction of the temporary loading dock, the valet drop-off at the Mary V. Black Pavilion will be relocated to a newly covered area. At the completion of the construction, the temporary loading dock area will be removed, and the area will be returned to the pre-construction conditions.

Phase 1B – Enabling Projects - Preliminary and Final Site Plan

The demolition of the following items will be coordinated with the proposed improvements described in Phase 1A above.

a. Demolition of the existing bulk oxygen tanks
b. Removal of the underground fuel storage tank
c. Decommissioning of the existing loading dock

Phase 2 - Preliminary and Final Site Plan

a. New parking garage and Central Utility Plant Expansion

   A new approximately 1,290 space car parking garage with a Central Utility Plant expansion is proposed to be constructed at the location of the existing Davis Avenue Building to address the current and future parking needs. This space will include new chillers, generators, electrical gear and cooling towers, which will tie into the existing Central Utility Plant within the Harbor Garage, providing additional cooling and emergency power capacity for the campus, for both improving capacity and providing necessary infrastructure redundancy.

In order to facilitate the construction of the proposed garage and central utility plant, the existing medical office building (approximately 54,000 SF) will be demolished.

b. Perioperative Expansion – East Addition

A new (4) four story addition consisting of approximately 125,389 SF on the east side of the campus is proposed to provide the hospital with additional operating rooms and support services to expand perioperative surgical services. This addition includes the following programmatic space:

Level 1 – Loading dock expansion (12,129 SF)

Level 2 – New Sterile Processing Department (13,640 SF)

Level 3 – New Perioperative Surgical Expansion Platform (56,439 SF)

Level 4 – Mechanical Penthouse (43,181 SF)

There will be no increase in hospital beds proposed with the proposed garage, central utility plant and Perioperative Expansion – East Addition

Phase 3 - Preliminary Site Plan

a. Critical Care Tower – West Addition

A new (11) eleven story building consisting of approximately 373,176 sf on the west side of the campus is proposed to provide the hospital with additional bed capacity. This project will consist of the demolition of the existing Rosa Building once the current occupants have been located to other areas of the hospital. The new building will occupy the existing footprint and create a new entrance to the hospital, replacing the existing Northwest Pavilion entrance.

As previously mentioned, the applicant is requesting a preliminary site plan approval for this portion of the project which will be subject to a future final site plan application. The environmental and other impacts associated with this phase of the application will be addressed as part of the future site plan application and not included in the scope of this report.

2. Existing Site Conditions

The entire subject site is 34.59 AC and located within the Township's "C" Civic Zone. The site is currently developed with an existing hospital campus known as the Jersey Shore University Medical Center within the Hackensack Meridian Health network. The site contains medical buildings, parking garages, surface level parking areas, and outdoor landscaped areas.

a. *Existing Soils*

Based on information provided in the United States Department of Agriculture Natural Resources Soil Conservation Service Web Soil Survey of Monmouth County, New Jersey, two (2) different site soils are identified within the hospital campus parcels and are both within the area of the proposed development. These soil types were identified as Klej loamy sand-Urban land complex (KkhB), and Udorthents-Urban land complex (UdauB). The Web Soil Survey classifies Kkhb as hydrologic group 'A/D' and UdauB as hydrologic group 'D'.

A subsurface geotechnical evaluation was conducted in November 2024 consisting of soil borings within the area of the proposed East Addition, the evaluation indicates that the onsite soils consist of sandy soils overlying a silty clay layer. Soil boring test at the project site found a seasonal high water table, SHWT, at a depth of 7 to 10 feet. These results were compared to historical geotechnical reports conducted on the site during the months of January to April, which corroborated the soil findings and found the SHWT at depths of 8 to 12 feet.

Per the NJDEP Stormwater BMP Manual Chapter 12 "Soil Testing Criteria", dual hydrologic soil group, HSG, classes are classified as HSG "D" soil when the SHWT is within 24 inches of the ground surface. Thus, as part of this site development, the KkhB soil was modeled as HSG 'A' soil due to the depth at which the SHWT was found.

SITE SOILS		
SOIL NAME	**SOIL DESCRIPTION**	**HSG RATING**
KkhB	**Klej loamy sand-Urban land complex, 0 to 5 percent slopes**	**A/D**
UdauB	**Udorthents-Urban land complex, 0 to 8 percent slopes**	**D**

Pursuant to state law, Soil Erosion and Sediment Control Plans shall be prepared and will be submitted to the Freehold Soil Conservation District for review and approval. Some of the precautions to be taken to prevent soil erosion and sedimentation during the construction phase may include:

- Installation of silt fencing to trap sediment before leaving the site or entering the undisturbed wooded areas.
- Installation of a gravel tracking pad at the construction entrance to prevent off site tracking of soil by construction vehicles.
- Temporary seeding to stabilize exposed soils, as necessary.
- Strict adherence to construction sequence and the soil erosion and sedimentation control plans to ensure minimum exposure of the site to erosion.

Therefore, through utilization of standard techniques that have proved effective over time, and as approved by the agency having jurisdiction, it is not anticipated that any significant adverse impact to onsite soils will result from the proposed project.

Former landfill-type debris has been previously identified within the subject property. As with previous projects, the applicant intends to remove the landfill/debris within the limits of disturbance of the proposed improvements if encountered. HMH will also obtain the necessary permits, properly dispose of any material, and will incorporate the required engineering controls. Refer to the Preliminary Landfill Characterization Sampling Results prepared by The ELM Group, Inc. dated January 30, 2025 submitted under a separate cover.

b. *Topography*

Boundary and topographic information is based on a plan entitled "Boundary and Partial Topographic Survey, Block 1201, Lots 1, 2 and 4" prepared by Dewberry Engineers, Inc., last dated 01/02/2025, prepared by William Haggerty. The survey reflects the highest elevation point of 47 FT at the northwest corner of the campus and the lowest elevation point of 30 FT at the southeast corner of the campus.

The proposed improvements will not dramatically alter the general topography of the site. Areas of fill include the proposed building pads, driveways, and landscape areas to elevate and level these portions of the site due to the varying elevations within the project area. The site topography slopes down towards the south and ultimately drains to the stormwater drainage system on Route 33. The runoff from the site is conveyed to Route 33 through sheet flow and site drainage collection systems that collect into a municipal stormwater culvert located onsite.

An additional Boundary and Topographic survey was conducted on Neptune City parcel Block 115 Lot 2. This parcel will serve as an overflow employee parking lot to offset parking temporarily lost during construction staging.

The proposed improvements to the overflow parking lot (Block 115 Lot 2) will not dramatically alter the general topography of the site. The reconfigured parking spaces will continue to follow the existing drainage pattern of the site sloping south towards Shoreham Rd.

c. *Geology*

Based on information provided by NJDEP GIS application GeoWeb, the campus is located within the Coastal Plain physiographic province of New Jersey. The campus area is underlain by three (3) surficial geological formations onsite, Upper Colluvium (Qcu), Cape May Formation Unit 2 (Qcm2), and Alluvium (Qal).

d. *Groundwater Hydrology*

A subsurface geotechnical evaluation was conducted in November 2024 consisting of soil borings within the area of the proposed East Addition, the evaluation indicates that the onsite soils consist of sandy soils overlying a silty clay layer. Soil boring test at the project site found a seasonal high water table,

SHWT, at a depth of 7 to 10 feet. These results were compared to historical geotechnical reports conducted on the site during the months of January to April, which corroborated the soil findings and found the SHWT at depths of 8 to 12 feet.

e. *Surface Water*

No water courses or bodies are located onsite or within the immediate vicinity of the property. The closest water body, Alberta Lake is located approximately 750 feet southwest of the subject site. The site drains to Masquash Brook located approximately 3,500 feet south of the site. Masquash Brook is a tributary to Shark River located approximately 1.8 miles southeast of the site.

f. *The size of the subwatershed and the location of the site within the subwatershed(s).*

The subject site is located within the Monmouth sub-watershed (HUC14) – 02030104090090 within Monmouth Watershed Management Area 12 in the Atlantic Coastal Water Region and Whale Pond Brook/Shark River/ Wreck Pond Brook Watershed.

g. *Vegetation, wildlife and aquatic species and communities.*

The JSUMC campus is currently developed with an active regional hospital and trauma center, along with medical offices and ancillary structures that support hospital operations. The campus landscape primarily consists of maintained lawns and open spaces, with wildlife limited to species commonly found in urban environments. No endangered or threatened species or suitable habitat exists on the property or its vicinity. No water bodies are located on or near the property and no aquatic species exist on the property.

h. *Land use*

According to the Township of Neptune Zoning Map dated March 24, 2021, the property is situated within the Townships C – Civic Zone. Hospitals and medical offices are permitted uses within the zone.

The land uses that surround the site are comprised of the following: Educational and outdoor recreational (Neptune Elementary, Middle, and High schools, and Monmouth County Vocational School) and Municipal services (Neptune Township Public Works) to the north; Municipal Services (Neptune Township Municipal Court, Neptune Township Public Library) to the east; medical and professional offices, vacant land, and surface parking areas to the south; and vacant land and single-family residential dwellings to the west.

As the site has operated as a hospital use since 1904 and has evolved over the decades, it is anticipated that there will be no substantial impact to surrounding land uses in relation to the proposed development improvements.

i. *Air quality*

Based on air quality mapping and reports generated by New Jersey Department of Environmental Protection, and the data collected at the closest air quality monitoring station, Monmouth County College at West Long Branch (Northern Coastal Region), the air quality in Monmouth County ranges between good to moderate.

j. *Water quality*

Motor vehicle surfaces are a source of potential water quality degradation. As part of the proposed improvements, onsite motor vehicle surfaces are proposed to be reduced by 0.65 acres, and the existing water quality treatment devices will be maintained and reseated if necessary.

k. *Ambient Noise Level*

The area surrounding the site is characterized by commercial, medical, and institutional land uses that are typically associated with a significant amount of vehicular traffic and associated mechanical equipment, which generate sound levels typical to such zones. The nearby heavily traveled Route 33 and Neptune Boulevard are an additional source of noise levels.

l. *Aesthetic Features*

The project site is a fully developed urban environment with a hospital campus which includes existing buildings, paved areas, surface parking areas and landscaped areas. The proposed improvements are expansions to the current hospital campus and are compatible with surrounding properties. Based on information provided by NJDEP GIS application GeoWeb, no historic places or scenic views exist on the site or its immediate surroundings.

m. *The location species and diameter of all trees to be removed and other requirements of the Township Tree removal ordinance at Section LDO-525 (NOW ORD. 12-4).*

Two (2) sheets titled Tree Removal Plan have been prepared as part of the final site plan submission for the proposed East Addition and parking garage. As part of this development, 10 trees with calipers ranging from 4” to 10” are proposed to be removed due to proposed disturbances. Per the Replacement Tree Calculation Table 5.11, these trees will be at minimum replaced with 9 trees with a minimum 3” caliper or their equivalent dollar amount in coordination with the Township Conservation Officer per the Township ordinance.

V. SERVICES AND NATURAL RESOURCES TO BE UTILIZED BY THE PROJECT

a. *Wastewater Management*

The hospital campus is within the sewer service area of the Neptune Township Sewerage Authority. The proposed improvements will connect onsite to the

existing sanitary sewer system located on Davis Ave. Refer to **Appendix B** for the sewer flow analysis of the proposed improvements prepared by Dewberry Engineers, Inc. dated 01/06/2025. As part of these improvements, the existing Davis Avenue Office Building will be replaced with a parking deck and CUP expansion.

As previously mentioned, the proposed east addition and garage will not increase the number of hospital beds on the campus. While the east addition will include a new operation room platform, this phase of the project will not include any new patient beds. Per N.J.A.C 7:14A-23.3, the Projected Wastewater Flow Criteria for a hospital is based on hospital beds. In addition, the demolition of the 54,070 SF medical office building will result in a reduction in the anticipated wastewater flow of approximately 5,407 GPD.

b. *Water Supply*

The hospital campus is within the purveyor service area of the NJ American Water – Coastal North. The proposed improvements will connect to the existing water main system located on Davis Ave. Refer to **Appendix C** for the water flow analysis of the proposed improvements. As part of these improvements, the existing Davis Avenue Office Building will be replaced with a parking deck and CUP expansion.

As previously mentioned, the proposed east addition and garage will not increase the number of hospital beds on the campus. While the east addition will include a new operation room platform, this phase of the project will not include any new patient beds. Per N.J.A.C 7:14A-23.3, the Projected Wastewater Flow Criteria for a hospital is based on hospital beds. In addition, the demolition of the 54,007 SF medical office building will result in a reduction in the anticipated domestic water demand of approximately 5,407 GPD. Dewberry has met with NJ American Water on January 21, 2025 to coordinate the connection of the existing water main to the proposed improvements.

c. *Surface Drainage and Stormwater Management*

As documented in the referenced stormwater management report submitted under a separate cover under, the proposed project will have no significant detrimental impact on stormwater runoff or soil erosion and sedimentation. The improvements will comply with the Township's ordinance on Stormwater Management through hydrologic and hydrographic comparisons of the existing and full-buildout conditions of the site. Using this method, there will be a reduction to the peak stormwater flow and volume discharging from the site.

The project will maintain the existing stormwater pipe network and drainage patterns and will have no significant detrimental impact on the existing downstream drainage system.

d. *Stream Corridors*

There are no streams, water courses or bodies of water located on site nor within the immediate vicinity of the property. The nearest water body is known as Alberta Lake, and it is located approximately 750 feet southwest of the site. The site drains to Masquash Brook located approximately 3,500 feet south of the site. Masquash Brook is a tributary to Shark River located approximately 1.8 miles southeast of the site.

e. *Solid Waste Disposal*

During the construction activities associated with the proposed improvements, the construction and demolition material will be segregated and properly disposed of in an appropriate offsite facility. These practices will include the separation of recyclable materials when practical. While the quantity and type of construction material is not known at this time, the exporting of this material will be in compliance with the applicable regulations related to the removal, transport and disposal of this material.

Operations regarding waste generation and disposal following the improvements are anticipated to remain as existing. Medical waste collection and removal from the site will continue to follow current procedures used by the existing medical center in compliance with applicable regulations and permits.

Similarly, the collection and removal of non-medical waste will remain unchanged and will follow the current procedures used by the existing medical center.

f. *Air Quality*

The proposed expansion of the medical center and parking garage will result in an increase to existing traffic volumes. However, the amount of traffic typical to a hospital use is not expected to generate a significant increase in air pollution or adverse effect to the air quality in the area. The new generators which are required to provide the hospital with redundancy to allow the hospital to continue operations during emergency outages, will be designed to meet all applicable regulations and DEP regulations.

g. *Noise*

The proposed noise levels are anticipated to increase temporarily during construction due to the operation of construction equipment. Post-construction, noise will primarily result from typical vehicular traffic and is anticipated to be similar in nature to existing conditions.

During construction, noise impacts will be temporary and confined to daytime hours. All construction noise will comply with § 3-1 and § 3-2 of the Township's noise ordinances. Measures will also be implemented to minimize noise levels and restrict construction activities to standard business hours.

Post-construction, noise levels will primarily originate from traffic and occasional emergency vehicle sirens. Vehicular emergency sirens or “danger signals” are exempt from the Township’s noise ordinance found within § 3-1.2.d. Additionally, Mechanical equipment proposed to be located outside the building will be designed with noise attenuation devices to reduce the noise level, provide a comfortable environment for the patients and minimize noise impact both on adjacent buildings and surrounding properties. All the equipment will be designed to comply with all noise-related regulations.

The subject property is predominantly surrounded by civic and commercial uses, as well as the existing hospital, with schools located at a greater distance and buffered by intervening structures. Given the urban environment and the property's proximity to heavily traveled Route 33 and Neptune Boulevard, any changes to existing sound levels are anticipated to be insignificant when compared to current conditions.

h. Traffic

A Traffic Impact Study was prepared by Stonefield Engineering. This report was prepared to examine the potential traffic and parking impacts of the proposed Jersey Shore University Medical Center hospital improvements. The analysis findings, which have been based on industry-standard guidelines, indicate that the proposed improvements would not have a significant impact on the traffic impact operations of the adjacent roadway network upon the completion of the East Addition (Phases 1 and 2).

i. Community Impact Statement

a. Population Impact

As a non-residential development, there will be no increase in the municipal population.

b. School Impact

As a non-residential development, there will be no school-aged children generated that will attend public schools.

c. Projected Educational Costs

As the proposed development is not a residential development, it is not anticipated to generate any school-age children. Therefore, the proposed development will not incur any direct costs to the Neptune Township public schools.

d. Estimated Number and Types of Jobs

The proposed East Addition, the Central Utility Plant infrastructure upgrade, and the new parking garage are collectively expected to create approximately 200 jobs at the Jersey Shore Medical University Campus. These positions will encompass a range of roles, including medical personnel to enhance perioperative care in the East Addition, maintenance and management staff for the Central Utility Plant, and parking operations personnel, such as valet attendants and booth operators, to support the parking garage.

It is important to note that the demolition of the existing Davis Avenue medical office building, required to accommodate the proposed parking garage and Central Utility Plant, will necessitate the permanent relocation of approximately 70 existing staff members to an off-campus facility. As the demolition of the existing Davis Avenue medical office building will relocate 70 existing staff members, there is an anticipated net increase of approximately 130 employees as a result of the proposed improvements (200 – 70 = 130).

e. Fiscal Impact Analysis

Qualified hospitals are specifically exempt from contributing to property taxes in New Jersey as set forth in N.J.S.A. 54:4-3.6. The lots designated for the proposed improvements are owned by Hackensack Meridian Health Corporation and are currently classified as tax-exempt. As a result, the proposed improvements will not generate any additional tax revenue for the Township.

As per the Municipal Land Use Law, hospitals are considered an inherently beneficial use. An inherently beneficial use is defined within N.J. Stat. § 40:55D-4 as:

> *"Inherently beneficial use" means a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such a use includes, but is not limited to, a hospital, school, child care center, group home, or a wind, solar or photovoltaic energy facility or structure.*

The inherent value provided to the Township – through expanded healthcare services and improved public welfare – is anticipated to outweigh any financial impact associated with the project.

J.Visual Impact

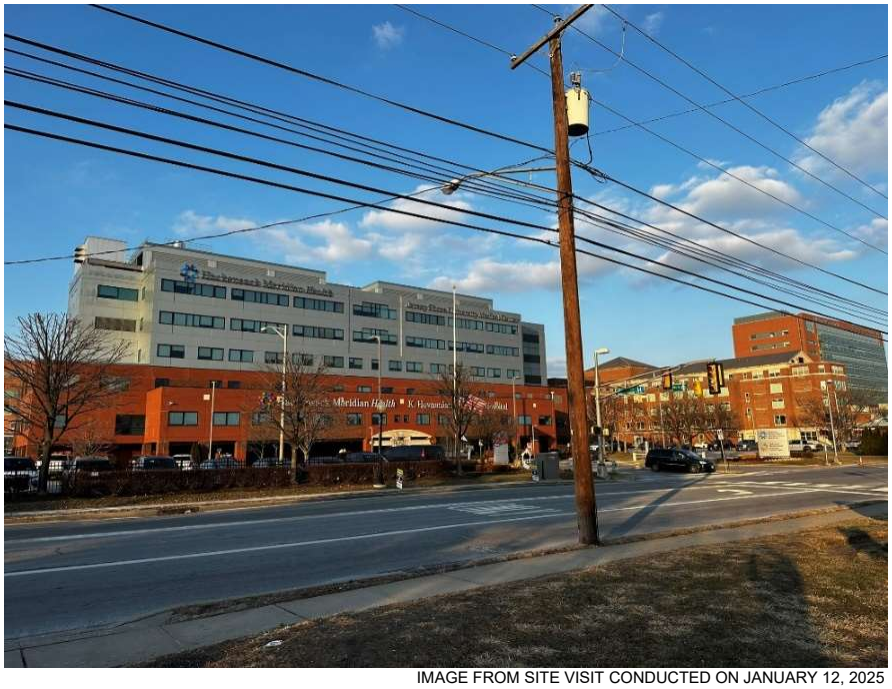

IMAGE FROM SITE VISIT CONDUCTED ON JANUARY 12, 2025

The proposed development improvements are thoughtfully designed to blend seamlessly with the existing character of the surrounding area. Given that the JSUMC campus has a well-established and distinct identity, the proposed enhancements will complement the current architectural style. The new buildings are planned to closely match the size and scale of the existing structures within the property.

The east addition is proposed over the existing loading dock, located centrally within the campus. This addition will be lower in elevation than the existing building and, therefore, will not have a significant impact on overall height.

Additionally, the proposed 10-story parking garage will be situated north of Hope Tower and is proposed to be lower in height than the existing structure. While the proposed parking garage will be visible to the schools and residential properties north of the hospital campus, it has been designed to complement the existing Hope Tower parking garage, which is also visible from the north.

Furthermore, the cooling towers on the top level of the proposed garage will be screened in accordance with the Township's ordinance requirements. As a result, these additions will not substantially alter the character of the hospital campus or the surrounding area.

These improvements aim to enhance hospital efficiency, modernize infrastructure, and address the needs of a growing population, necessitating

the hospital's expansion. Due to limited available vacant space for outward growth, vertical expansion presents a practical solution.

j. *Artificial Light*

Lighting throughout the property is limited to the parking areas and pedestrian trafficked areas. To minimize lighting spillover onto adjacent properties, all fixtures are downward-facing. All lighting throughout the property will comply with the Townships § LDO-511 Lighting requirements. Any new lighting proposed will be similar or the same in nature to the lighting that exists within the property currently. There is no anticipated substantial impact to surrounding properties regarding lighting or glare.

k. *Critical and Environmentally Sensitive Area*

There are no critical or environmentally sensitive areas identified within the hospital campus.

l. *Energy Conservation.*

The proposed improvements will feature modernized buildings constructed with high-quality materials and equipped with advanced mechanical systems. The designs emphasize sustainability, incorporating energy-efficient lighting, water systems, and cutting-edge heating and cooling technologies. The proposed development improvements will meet all energy code regulations.

m. *Environmental Protective Measures*

A soil erosion and sediment control plan will be implemented throughout the construction phase of the project in accordance with the New Jersey Soil Erosion and Sediment Control Act (Chapter 251, P.L. 1975), which will minimize the disturbance from the stormwater runoff, retard non-point pollution from sediment, and conserve and protect the environmental resources of the State. A soil erosion and sediment control plan will be prepared and submitted to the Freehold Soil Conservation District for plan certification approval in accordance with New Jersey State requirements.

n. *Adverse Impacts which Cannot be Avoided*

1. Removal of trees is necessary to accommodate the proposed improvements.
2. Increased noise levels during the construction period.
3. Impacts to traffic flow with the Full Build-out (Phase 3) and will be mitigated by implementing traffic signal phasing improvements.

o. *Summary Environmental Assessment*

In summary, the proposed project will enable the Jersey Shore University Medical Center to continue providing state-of-art care to the local and regional

community while expanding its capacity to meet the growing patient population. Serving as a regional hospital and trauma center for Monmouth, Ocean, and surrounding counties, JSUMC will benefit significantly from the proposed improvements, which are anticipated to enhance both functionality and operational efficiency. These upgrades will, in turn, strengthen the hospital's ability to provide high-quality medical care to residents across the region.

JSUMC offers a comprehensive range of medical services, which are including but not limited to: Children's Health, Laboratory Services, Cancer and Tumor Treatment Services, Neurosciences, Primary Care, Trauma Care, Maternity, Bariatrics, Emergency Care, Family Health, Hearing Loss and Audiology, Orthopedics, Rehabilitation, Surgical Services, Women's Health, Behavioral Health, Gastroenterology, Heart and Cardiac Care, Imaging and Diagnostics, and other various medical services. As the region continues to experience population growth, it is paramount to ensure that JSUMC remains well equipped to continue to meet the evolving healthcare needs of the surrounding community.

Regarding the environmental impacts to the site, the proposed stormwater management facilities have been designed to minimize the impact to the drainage characteristics of the subject property, receiving municipal system and neighboring region. The project as proposed will have no adverse impact on the existing downstream drainage system and the post construction peak stormwater runoff rates and volume will be reduced compared to the existing conditions.

The project will not result in substantial negative environmental impact or adverse effects to the community. To the contrary, the proposed development of the site will benefit the community and serve the public health and general welfare.

p. *Permits*

4. Permits for Enabling Projects, Parking Garage and CUP Expansion and Perioperative Expansion – East Addition
    a. Neptune Township
        - Preliminary and Final Major Site Plan Approval
        - Bulk Variance Approval
        - Tree Removal Permit
        - Health Department Permit
        - Demolition Permit
        - Building Permit
        - Road Opening Permit
        - Sewer Connection Permit
        - Water Connection Permit
    b. Monmouth County
        - Preliminary and Final Major Site Plan Approval

c. Freehold Soil Conservation District
   - Soil Erosion and Sediment Control Plan Approval
d. NJ Department of Transportation
   - Letter of No Interest (LONI)
e. NJ Department of Environmental Protection
   - Bureau of Water System Engineering Approval (NJAW)
   - Treatment Works Approval
   - Landfill Disturbance Permit
f. NJ Department of Community Affairs
   - Building and Health Care Plan Review

q. *Steps Taken During Construction to Minimize Impacts*

During construction, sediment management and erosion control measures will include the installation of silt fencing to trap sediment before it leaves the site or enters undisturbed wooded areas. Gravel tracking pads will be placed at construction entrances to prevent soil from being tracked off-site by construction vehicles. To stabilize exposed soils, temporary seeding will be applied to establish a root system within the soil. Overall, the applicant is committed to strictly adhering to the construction sequence and the soil erosion and sedimentation control plans to minimize site exposure to erosion.

r. *Alternatives to the proposed project*

Every type of project or action has a no-build alternative. The no-build option in this case would result in the existing hospital campus having less resources to service the growing needs of the community and prevent HMH upgrading the operation services that will be required to implement the state-of-the-art medical services in the future. As the site is already established as the JSUMC campus, no other more suitable alternative locations are currently available for consideration.

The goal of these projects is to provide the hospital with the necessary resources to continue to provide world-class medical treatment in the foreseeable future.

s. *Off-site Secondary Impacts*

i. *Surface Runoff and Flooding*

Per the referenced stormwater management report, the proposed improvements comply with the Township stormwater management ordinance through the hydrologic hydrographic comparison of the pre- and post-development conditions. Through this method, the peak flow and volume of stormwater runoff that discharges offsite is reduced. In addition, the proposed improvements will reduce the

amount of motor vehicle surfaces which will improve water quality discharging from the site.

ii. *Nonpoint Source Pollution*

The only nonpoint source pollution associated with the proposed project is from paved driveways and parking areas. The overall impervious surface coverage and overall vehicular surface coverage of the site is proposed to be reduced. Additionally, the existing water quality devices within the project limits are proposed to be maintained and reseated if necessary.

iii. *Sedimentation and Erosion*

A Soil Erosion and Sediment Control plan has been prepared and will be submitted to the Freehold Soil Conservation District for approval. Implementing these measures should reduce sedimentation and erosion associated with construction activities.

iv. *Water Supply Quality and Quantity*

A water flow analysis of the proposed improvements has been prepared and a will-serve letter have been submitted to the purveyor, NJ American Water.

v. *Traffic Congestion*

For additional information, please refer to the Traffic Impact Study prepared by Stonefield Engineering dated 01/07/2025.

vi. *Habitat Fragmentation*

Per the environmental letter prepared by Dewberry Engineers, Inc. the proposed improvements occur within an already developed, urban site. There are no anticipated impacts to wildlife habitats due to these improvements.

VI. CONCLUSION

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), addressing the long-term campus parking needs with the proposed garage and provide for future services with the expansion of the central utility plant (Phases 1 and 2). The proposed project will not increase the

number of hospital beds on the campus and will be located in areas that are currently developed which will minimize the adverse impacts to the surrounding areas.

The following are the highlights of the project:

- Stormwater runoff from the proposed project will not adversely impact downstream areas.
- The proposed improvements will not result in an increase the number of hospital beds which will minimize the impact on the domestic water demand and the amount of wastewater generated from the project
- Construction of the proposed garage to address the long-term parking needs while minimizing the impact on impervious coverage
- The analysis findings of the Traffic Impact Study, which have been based on industry-standard guidelines, indicate that the proposed improvements would not have a significant impact on the traffic operations of the adjacent roadway network upon the completion of the East Addition (Phases 1 and 2). It is anticipated that with the expansion of building footprint, there may result in a decrease in surface parking spaces but will be mitigated by the new parking garage.
- The proposed improvements will not result in an increase the population residing within the Township.
- The proposed improvements will not incur any direct costs to the Neptune Township public schools.
- A hospital is considered an inherently beneficial use under the Municipal Land Use Law. Its establishment provides intrinsic value to the community, serving the public good and promoting general welfare. The proposed improvements are to maximize the hospitals efficiency and expand its operations capacity.
- The proposed improvements will blend seamlessly within the existing architectural landscape.
- The proposed addition will generate a net increase of approximately 130 new jobs.
- The improvements will enhance hospital efficiency, modernize infrastructure, and address the needs of a growing population.

Appendix A.

The Township of Neptune Land Development Ordinance § LDO-811.01.
containing the requirements for the
Environmental Impact Statement.

§ LDO-811.01. Environmental Impact Statement. [Added 6-14-2004 by Ord. No. 04-23]

A. An Environmental Impact Statement (EIS) is required as part of any application for major development involving new buildings or any land disturbance which requires approval of the Planning Board or the Board of Adjustment. A major development is any development that provides for ultimately disturbing one or more acres of land or increasing impervious surface by 1/4 acre or more. Disturbance for the purpose of this rule is the placement of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Projects undertaken by any government agency which otherwise meet the definition of "major development" but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered major development. **[Amended 3-12-2007 by Ord. No. 07-11]**

B. Contents of EIS. The EIS shall discuss and analyze those factors required for the particular project as provided in Paragraph C and any other factors pertinent to the project. Where the information is provided elsewhere in the application, it may be incorporated by reference. The applicant may request a preapplication conference with the Planning Board to discuss the scope and detail of the EIS, and the Planning Board may seek the advice of the Environmental Commission in determining said scope and detail. The EIS shall address each of the items outlined below to the degree and extent it is pertinent to the project. In preparing the EIS, the applicant may utilize resource information available from the Township, including the Environmental Resource Inventory Final version, dated 2003. Application requiring an EIS may be rejected upon recommendation of the Environmental Commission and by resolution of the Board for failure to furnish sufficient information to enable the Board to make an adequate environmental appraisal.

C. The EIS shall contain the following:

1. Name and qualifications of the persons or firm preparing the statement.

2. An abstract or summary of the major points and conclusions of the statement. Current and/or future property owner.

3. Plan and description of proposed project: A project description, complete with site plans, which shall specify the purpose of the proposed project, including products and services, if any, being provided, and the regional, municipal and neighborhood setting, including current land use of the project site and properties within 500 feet of the site.

4. An inventory of existing conditions for the project site, the surrounding area and other areas affected by the project. In the presentation, attention should be given to the identification and description of critical impact areas, including but not necessarily limited to streams and stream corridors, swamps, marshes, steep slopes, highly erodible soils, areas of high-water table, flood prone areas, aquifer recharge areas, unique stands of native vegetation and important wildlife feeding or breeding grounds. The inventory should include, but not necessarily be limited to, an analysis of the following.

   (a) Soils and their properties to be mapped on Page 1 of the plat.

   (b) Topography.

(c) Geology.

(d) Groundwater hydrology.

(e) Surface water.

(f) The size of the subwatershed and the location of the site within the subwatershed(s).

(g) Vegetation, wildlife and aquatic species and communities.

(h) Land use.

(i) Air quality.

(j) Water quality.

(k) Ambient noise level.

(l) Aesthetic features.

(m) The location species and diameter of all trees to be removed and other requirements of the Township Tree removal ordinance at Section LDO-525.[1]

5. A description of the services and/or natural resources to be utilized by the project. The discussion should include, but not necessarily be limited to, the following:

(a) Wastewater Management. An estimate of the expected quantity and type of wastewater from the proposed impact development. If disposal is on-site, discuss the relation to topography, soils, wetlands and underlying geology, including water table, aquifer recharge areas and all wells within 500 feet of the disposal areas; include results of percolation tests and soil logs required by ordinance. If disposal is to an existing private facility or to a public facility, identification, owner and location of the plant and location of the existing collection point to which the proposed project would be connected. Documentary evidence that the expected flows from the proposed facility will be accepted and can be treated adequately by the private or public facility must accompany the environmental impact statement.

The applicant should demonstrate compliance with all applicable state, county and Township health regulations.

(b) Water Supply. If the water is to be supplied from the site and a flow of 100,000 gallons per day or less is required, an impact assessment of water supply is required if the anticipated demand exceeds the available safe yield of the aquifer contained within the property limits indicated in the Township's resource inventory. In such case the applicant must substantiate and explain the anticipated demand, present proof that the aquifer contained within the property limits can yield the desired amount of water, demonstrate that wells proposed for installation will meet acceptable standards and assess the effect of proposed withdrawals on existing and

1. **Editor's Note: See now Ch. 12, Property Maintenance, Section 12-4.**

proposed wells and surface water bodies within the geologic formation. If the plan includes 50 or more dwelling units, certification of the adequacy of the proposed water supply and sewerage facilities must be obtained from the New Jersey Department of Environmental Protection and must be included in the EIS.

If the water is to be supplied from any existing private or public facility, the identification, owner and location of the facility and the location of existing distribution point to which the proposed project would be connected shall be provided. The applicant will submit documentary proof that the facility has the available excess capacity in terms of its allowable diversion and equipment to supply the proposed project and is willing to do so. The applicant must demonstrate to the satisfaction of the Planning Board or Board of Adjustment that the total consumption of groundwater from on-site and off-site sources will not exceed the available safe yield of the aquifer contained within the property limits.

(c) Surface Drainage and Stormwater Management. Discussion of the stormwater management plan to be submitted in accordance with Section LDO-528 and compliance with the provisions of that section.

(d) Stream Corridors. A description and map of any streams and immediate environs, steep banks, springs and wetlands and streamside vegetation located on the property, in accordance with the standards of this Chapter concerning stream corridors, and evidence of compliance with these standards. Include a map depicting the floodway and flood hazard area as reflected in flood hazard area delineation maps on file with the Township, along with evidence of compliance with Section LDO-419. The applicant shall supply copies of all resource information provided to the NJDEP Division of Water Quality in support of an application for any required Stream Encroachment Permit.

(e) Solid Waste Disposal. Estimate the volume of solid wastes, by type, including excess earth, expected to be generated from the proposed project during construction and operation and describe plans for collection, storage, transportation and disposal of these materials; identify the location(s), type(s) and owner(s) of the facility (facilities) which will receive such solid wastes; demonstrate compliance with the requirements of the Statewide Mandatory Source Separation and Recycling Act.

(f) Air Quality. Describe each source, its location, the quantity and nature of materials to be emitted from any furnace or other device in which coal, fuel oil, gasoline, diesel fuel, kerosene, wood or other these combustible material will be burned, or if any other source of air pollutants, including automobiles attracted by the facility, will be present on the site during or after construction. Evidence of compliance with any applicable state and federal regulations shall accompany the EIS. If a state or federal emission permit is required, a copy of all resource data submitted with the application for the permit shall also accompany the EIS.

(g) Noise. A statement of anticipated effects on noise and vibration levels, magnitude and characteristics related to on-site activities and proposed method(s) of control. Background levels of noise throughout the anticipated area affected must be

determined. Any applicant for industrial and commercial enterprises must show that after construction and during normal operation the enterprise will not exceed the State of New Jersey regulations controlling industries and commercial stationary sources (N.J.A.C. 7:29-1.1 et seq.).

(h) Traffic. Determine the present traffic volume and capacity of the road(s) serving the project and the nearest major intersection; calculate the traffic generated by the proposed project and any increase in background levels during the course of the project's completion; set forth projected volumes for roads and intersections upon completion of the project, and compare the projected level of service (LOS) to the existing LOS; and describe traffic control measures that will be incorporated to mitigate the impact.

(i) Community Impact. An analysis of the factors affecting the finances of the Township, which shall include a comparison of the estimated tax receipts and fiscal outlay for municipal services, estimated number and types of jobs to be provided; calculation of the number of school-age children to be produced; and any addition to existing municipal services rendered by the project.

(j) Visual Impact. Discuss how the natural or present character of the area will be changed as a result of the proposed development, and the steps taken to mitigate the impact.

(k) Artificial Light. A statement of anticipated effects on light, magnitude and characteristics related to on-site activities and proposed methods of control, with particular attention to the control of sky glow.

(l) Critical and Environmentally Sensitive Area. Quantify and discuss the impact on critical areas, including stream corridors, wetlands and slopes greater than 15%; and environmentally sensitive areas, including highly erodible soils, areas of high water table, mature stands of native vegetation, aquifer recharge and discharge areas and other environmentally sensitive features, areas, or conditions not addressed elsewhere in the EIS. The analysis should include a quantification of pre-development and post-development conditions on the site.

(m) Energy Conservation. A description of the site in terms of its physical orientation to solar access and prevailing winds, addressing the building and site design and arrangement in terms of energy efficient principles and maximum utilization of renewable energy sources.

(n) Environmental Protective Measures. The EIS shall contain a listing of all environmental protective measures which will be used should the proposed project be implemented. These are measures which will avoid or minimize adverse effects on the natural and man-made environment of the site and region during the construction and operation of the facility.

(o) Adverse Impacts which Cannot be Avoided. The EIS shall contain a summary list, without discussion, of the potential adverse environmental impacts which cannot be avoided should the proposed project be implemented. Short-term impacts

should be distinguished from irreversible impacts. Any impacts on critical areas, which include but are not limited to streams, floodways, wetlands, slopes of 15% or greater; and environmentally sensitive areas, which include but are not limited to highly erodible soils, areas of high water table, aquifer recharge areas and mature stands of native vegetation, should specify the type of criteria involved and the extent of similar areas which will not be affected.

(p) Summary Environmental Assessment. The EIS shall contain a concise summary of the environmental impact assessment for the proposed project. This summary will evaluate the adverse and positive environmental effect of the project should it be implemented and the public benefits expected to derive from the project, if any.

(q) Permits. List any permits required for this project from federal, state, local, or other governmental agencies, including the name of the issuing agency, whether the permit has been applied for, and if so, the date of the application, whether the application was approved or denied (include date) or is pending, and the number of the application or permit.

(r) A listing and assessment of the probable impact of the project on the environment and community, including both adverse and beneficial effects, based on the pertinent items enumerated under Paragraph C5(a) through (q).

(s) A thorough discussion of steps to be taken, during and after construction, to minimize adverse impacts to the development site and probable off-site impacts.

(t) Alternatives to the proposed project that might avoid some or all of the adverse impacts as described in Paragraph C5(r) with no discussion.

(u) Provide information on the off-site secondary impacts as follows:

(i) Surface runoff and flooding.

(ii) Nonpoint source pollution.

(iii) Sedimentation and erosion.

(iv) Water supply quality and quantity.

(v) Traffic congestion.

(vi) Habitat fragmentation.

D. Planning Board/Board of Adjustment Review. In reviewing an EIS the Planning Board/ Board of Adjustment shall take into consideration the effect of the proposed project upon all aspects of the environment, including but not limited to sewage disposal, water quality, water supply, preservation of trees and vegetation, the protection of watercourses, protection of air resources, protection of aquifers, protection of public lands and their uses and ecosystems and the avoidance of any nuisance factors. The Planning Board/Board of Adjustment will submit the EIS for review to the Environmental Commission and may submit such statement to such other governmental bodies and to such consultants, as it may deem appropriate. The Planning Board/Board of Adjustment shall request that an advisory report shall be made to it

by the governmental body or consultant within 45 days of the submission of the EIS to such governmental body or must consultant. The Planning Board/Board of Adjustment shall reject the proposed project on an environmental basis, if it can reasonably determine that the proposed project:

1. Will result in appreciable harm to the environment or to the public health and safety;
2. Has not been designed with a view toward the protection of natural resources; and
3. Will place any excessive demand upon the total resources available for such project and for any future project.

E. Conditions. The steps to be taken to minimize the adverse environmental impacts during construction and operation and the alternatives which may be approved by the Planning Board shall constitute conditions of the approval of the EIS, together with such other conditions as the Planning Board/Board of Adjustment may impose. No certificate of occupancy shall be issued until compliance shall have been made with such conditions.

Appendix B

Wastewater Analysis

Dewberry
600 Parsippany Road, Suite 301
Parsippany, NJ 07054-3715

Date:	1/6/2025
Project:	JSUMC - East
Project No:	50182713
Calculated By:	SPT
Checked By:	MI/MIA

Sanitary Sewer - Average Flow Analysis

Projected Sanitary Sewer Flow Criteria [Note 1]

Medical Office Building	0.10 GPD/SF
Hospitals	175 GPD/Bed

Existing Conditions:

Use:	*Units*	*Flow (GPD)*
Medical Office Building	54072 SF	5,407
Hospital	607 Beds	106,225

Proposed Conditions:

Use:	*Units*	*Flow (GPD)*
Medical Office Building	0 SF	0
Hospitals	607 Beds	106,225

Projected Flow:

Total Proposed:	*106,225 GPD*
Total Existing:	*111,632 GPD*
Net Increase in Flow:	***-5,407 GPD***

Notes:

1) The projected sanitary flow criterias are from the table on N.J.A.C 7:14a -23.3.

2) The unit count is taken from Sheet G-002 prepared by Dewberry Engineers, Inc.

Appendix C.

Domestic Water Demand Analysis

Dewberry
600 Parsippany Road, Suite 301
Parsippany, NJ 07054-3715

Date:	**1/6/2025**
Project:	**JSUMC - East**
Project No:	**50182713**
Calculated By:	**SPT**
Checked By:	**MI/MIA**

Water - Average Flow Analysis

Projected Average Daily Water Demand Criteria [Notes 1 & 2]

Medical Office Building	0.10 GPD/SF
Hospitals	175 GPD/Bed

Existing Conditions:

Use:	*Units*	*Flow (GPD)*
Medical Office Building	54072 SF	5,407
Hospital	607 Beds	106,225

Proposed Conditions:

Use:	*Units*	*Flow (GPD)*
Medical Office Building	0 SF	0
Hospitals	607 Beds	106,225

Projected Flow:

Total Proposed:	*106,225 GPD*
Total Existing:	*111,632 GPD*
Net Increase in Flow:	***-5,407 GPD***

Notes:

1) The projected flow criterias are from the table on N.J.A.C 7:14a -23.3.

2) The unit count is taken from Sheet G-002 prepared by Dewberry Engineers, Inc.