

**Preliminary Major Site Plan**

**JSUMC Parking Garage, Perioperative Expansion (East), and Critical Care Tower (West)**

**COMPLETENESS CHECKLIST for USE and/or BULK VARIANCES**

§802B. Completeness Checklist for Use Variance and Bulk Variance Request. (Last revised by Ordinance No. 13-17.)

**Prior to the issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:**

C	I	N/A	W*	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Twenty-five (25) copies of completed and signed application form, which must include the following:
<input checked="" type="checkbox"/>				Applicant's name, address, telephone number, facsimile number and e-mail address.
<input checked="" type="checkbox"/>				Property Owner's name, address, telephone number, facsimile number and e-mail address.
<input checked="" type="checkbox"/>				Applicant's interest in the property.
<input checked="" type="checkbox"/>				Name, address, telephone number, facsimile number and e-mail address of the Applicant's attorney (if represented), and any and all other professional representatives.
<input checked="" type="checkbox"/>				Street address of property under consideration.
<input checked="" type="checkbox"/>				Tax Block and Lot numbers of property.
<input checked="" type="checkbox"/>				Zoning District in which property is located.
<input checked="" type="checkbox"/>				Description of the property.
<input checked="" type="checkbox"/>				Description of the proposed development.
<input checked="" type="checkbox"/>				Type of application (i.e., Use Variance or Bulk Variance).
<input checked="" type="checkbox"/>				Identification of subject property's Special Flood Hazard Area Zone.
<input checked="" type="checkbox"/>				Executed copy of "Authorization & Consent Form" Part C.
<input checked="" type="checkbox"/>				Executed copy of "Certificate of Ownership" Part D, if applicable.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Twenty-five (25) copies of the property deed(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Twenty-five (25) copies of the Zoning Permit denial.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Required plans, folded, no larger than 30" x 42".
				<b>PLEASE NOTE:</b> Only folded plans will be accepted, and all submitted plans must be to scale.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Five (5) copies of site plans/construction plans with initial submission and with each subsequent submission, for completeness review.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Once the application is deemed complete, twenty (20) additional full-sized paper site plans/construction plans, plus one (1) reduced-size paper copy of the plans (no larger than 11" x 17"), and one (1) CD containing the plans in .pdf format.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Six (6) copies of Tree Removal Application package in accordance with §525 (if applicable).
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\*Any request for a waiver must include a written explanation for the request.

Preliminary Major Site Plan

JSUMC Critical Care Tower (West Addition)

**COMPLETENESS CHECKLIST for SITE PLANS and/or SUBDIVISIONS**

§802A – Submissions required for all development applications, excluding Use Variances and Bulk Variances

*Prior to the issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:*

C	I	N/A	W*	
[ C = Complete I = Incomplete N/A = Not Applicable W = Waiver Requested* ]				
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Copy of Letter of Interpretation (LOI) or Letter of Exemption or proof of submission to New Jersey Department of Environmental Protection regarding presence of wetlands.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Six (6) copies of Circulation Impact Study.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Community Impact Statement (for Major Site Plan and/or Major Subdivision only)..
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\*Any request for a waiver must include a written explanation for the request.

\*\*To be provided at Final Site Plan.

Should you have any questions or require assistance with the application process, please contact the Board Office either by phone (732-897-4162 .x. 204), or by email ([kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org)).



## **APPLICATION FOR DEVELOPMENT CHECKLIST – PART B: Plat Requirements**

### **1. General Requirements:**

- ☒ The site plan shall be signed and sealed by an architect, professional engineer, land surveyor, and/or professional planner licensed to practice in the State of New Jersey, provided, however, that the sanitary sewer, water distribution, and storm drainage plans and water and sewage treatment facility plans may only be signed and sealed by a professional engineer licensed to practice in the State of New Jersey. In addition, the following must be submitted:
  - ☒ Site plan shall not be drawn at a scale smaller than 1" = 50' and no larger than 1" = 10'
  - ☒ The site plan shall be based on a monumented, current certified boundary survey, prepared in accordance with New Jersey Administrative Code 13:40-5.1, "Preparation of Land Surveys" dated September 1984 and as amended. The date of that survey and the name of the individual who prepared the survey shall be shown on the site plan.

### **2. Title Block:**

- ☒ The title block shall appear on all sheets in conformance with N.J.S.A. 45:8-27 et. Seq. (Map filing law) and include the following:
  - ☒ Title to read "SITE PLAN".
  - ☒ Name of the development, if any.
  - ☒ Tax map sheet, block and lot number(s) of the site, as shown on the latest Township Tax Map, the date of which shall also be shown.
  - ☒ Date of original and all subsequent revisions.
  - ☒ Names and addresses of owner and applicant/developer, so designated.
  - ☒ Name, signature, address and license number of the engineer, architect, land surveyor or planner who prepared the plan with their embossed seal.

**3. The following table shall be included on the first (1<sup>st</sup>) sheet of all plans submitted to the Planning Board or Board of Adjustment for Major Site Plan, Minor Site Plan, Major Subdivision, or Minor Subdivision.**

- Please include information for each zone/block/lot involved and attach additional sheets as necessary.
- NOTE: Any items not applicable to a particular application shall be marked with "N/A".

**ZONE DISTRICT:** **Waiver**

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
Minimum lot area			
Maximum density			
Maximum floor area ratio (FAR)			
Minimum lot width			
Minimum lot frontage			
Minimum lot depth			
Minimum front yard setback			
Minimum side yard setback			
Minimum combined side yard setback			
Minimum rear yard setback			
Maximum percent building cover			
Maximum percent lot cover			
Maximum number of stories			
Maximum building height			
Minimum improvable area			
Minimum improvable area – diameter of a circle (feet)			
Off-street parking spaces			
Loading spaces			
Signs			
<b>Existing use or uses:</b>			
<b>Proposed use or uses:</b>			
<b>Existing floor area</b>			
<b>Proposed floor area:</b>			

4. ☒ North arrow and written graphic scale.
5. ☒ The tops of the banks and boundaries of the floodways and flood hazard areas of all existing water courses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Planning and/or Board of Adjustment in the determination of floodway and flood hazard area limits.
6. ☐ Paving and right of way widths of existing streets within two hundred (200') feet of the site.

**Waiver**



7. ☐ The boundary, nature, and extent of wooded areas, swamps, bogs, and ponds within the site and within two hundred (200') feet thereof and delineated of all wetlands soils as defined by the New Jersey Department of Environmental Protection and the U.S. Army Corps of Engineers. **Waiver**
8. ☐ Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles and all other topographic features of a physical or engineering nature within the site and within two hundred (200') feet thereof. **Waiver**
9. ☐ All existing structures on the site and within two hundred (200') feet thereof including their use, indicating those to be destroyed or removed and those to remain. **Waiver**
10. ☒ Location, use, finished grade level, ground coverage, first floor and basement elevations, front, rear, and side setbacks of all buildings and other pertinent improvements.
11. ☒ Existing and proposed public easements or rights-of-way and the proposed use thereof, including conservation easements.
12. ☒ A grading plan showing existing and proposed grading contours at one (1') foot intervals throughout the tract, except if slopes exceed five (5%) percent, a two (2') foot interval may be used. If the exceed ten (10 %) percent, a five (5') foot interval is permissible. Datum shall be United States Coast and Geodetic Survey Datum (MSL=O) and source of datum and bench marks shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be drawn to clearly delineate proposed grading.
13. **On Site Drainage Plan: Waiver**
- ☒ The drainage plan shall be presented in graphic form which shall clearly show the street and site layout and those terms which are pertinent to drainage including existing and proposed contours as previously required.
- ☒ The plan shall outline each area contributing to each inlet.
- ☐ All proposed drainage shall be shown with pipe type and sizes, invert and grade or rim elevations, grades and all direction of flow. The direction of flow of all surface waters and of all streams shall be shown. **Waiver**
- ☒ The drainage shall be accompanied by complete drainage calculations made in accordance with the Soil Conservation Service method.
14. **Off Site Drainage Plan: Waiver**
- The plan shall also be accompanied by an off site drainage plan prepared in accordance with the following standards:*
- ☐ The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.
- ☐ The pertinent off site existing drainage shall be shown with elevations of inverts and grates to the nearest one tenth (1/10) of a foot.
- ☐ To the extent that information is available and may be obtained from the County or Township Engineer, any existing plans for drainage improvements shall be shown.
- ☐ In the event a temporary drainage system is proposed, full plans of that system shall be shown.
- ☐ The off site drainage plans shall be accompanied by profiles of all proposed drainage, showing existing details, pipe sizes, type inverts, crowns, slopes, all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross sections at intervals not exceeding one hundred (100') feet shall be shown for all open channels.

15. ☒ If required by the Township Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing existing and final grades and slopes, and pipe sizes, tyoe, invert and grate or rim elevations of drainage and sanitary sewage facilities.
16. **Soil Boring Logs:**

*Unless the Township shall determine that a lesser number of boring logs is required or that some or all of the boring logs may be deferred to the final plan stage, the site plan shall be accompanied by a set of boring logs and soil analyses for borings made in accordance with the following:*

  - ☒ One boring not less than fifteen (15') feet below grade or twenty (20') minimum depth shall be made for every five (5) acres (or portion thereof) of land where the water table is found to be ten (10') feet or more below proposed or existing grade at all boring locations.
  - ☒ One additional boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten (10') feet below proposed or existing grade.
  - ☒ In addition to the above, in those areas where the water table is found to be five (5') feet or less below existing or proposed grade, two additional borings per acre (or portion thereof) will be required if construction of basement is contemplated. Borings shall be located where such basements are proposed.
  - ☒ Boring logs shall show soil types and characteristics encountered, ground water depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one tenth (1/10) of a foot.
  - ☒ Based on the borings, the site plan shall clearly indicate all areas having a water table within two (2') feet of the existing surface of the land, or within two (2') feet of proposed grade, of all areas within two (2') feet or more of fill is contemplated or has previously been placed.
  - ☒ Certified soil tests as a basis for design standards for pavement, pipe, bedding, etc.
17. ☒ Zone boundaries and the tax map sheet, lot and block numbers and the names of owners of all properties within two hundred (200') feet of the site.
18. ☒ A key map, at a scale of not less than one (1") inch equals one thousand (1000') feet, showing the location of the site with reference to surrounding areas, existing streets, the names of all such streets and any zone boundary or municipal boundary which is within two hundred (200') feet of the site.
19. ☒ The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.
20. ☒ The capacity of off-street parking areas, and the location and dimensions of all access drives, aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights of way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single-unit trucks or buses and semi-trailers that will enter the site each day.
21. ☒ Graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation.
22. ☒ The location and size of proposed loading docks.
23. ☒ The location of curbs and sidewalks.



24. ☒ Cross sections showing the composition of pavement areas, curbs, and sidewalks.
25. ☐ Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and features.
26. ☐ Landscaping and screening plan showing the location, type, spacing and number of each type of tree or shrub and the location, type and size, spacing, and number of each type of ground cover to be utilized and planting details for trees, shrubs, and/or ground cover.
27. ☒ Drawn details of the type of screening to be utilized for refuse storage areas, outdoor equipment and bulk storage areas.
28. ☒ Floor plans and building elevation drawings of any proposed structure or structures or existing structures to be renovated.
29. ☒ Location of facilities for the handicapped, including parking spaces and ramps (where applicable), and including construction details for ramps for the handicapped.

**Sectionalization and staging plan:**

30. ☒ Developers of large uses such as shopping centers, multifamily dwellings, industrial parks or other such uses proposed to be developed in stages shall submit sectionalization and staging plan showing the following:
- ☒ The anticipated date of commencing construction of each section or stage.
  - ☒ Plans for separate construction emergency access for the project in order to avoid occupancy conflict
31. ☒ Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site and provisions to be made for site maintenance.
32. ☒ Traffic analysis report and recommendations from a qualified traffic engineer.
33. ☒ Such other information as the Municipal Agency and/or Township Engineer may require during site plan review.
34. ☒ Use Group Classification of the building or structure.
35. ☒ Type of construction classification of building or structure to be erected, altered or extended, as defined by the International Residential Code or the International Building Code, New Jersey Edition.

**Preliminary and Final Major Site Plan**

**JSUMC Parking Garage and Perioperative Expansion (East)**

**COMPLETENESS CHECKLIST for USE and/or BULK VARIANCES**

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## **APPLICATION FOR DEVELOPMENT CHECKLIST – PART B: Plat Requirements**

### **1. General Requirements:**

- ☒ The site plan shall be signed and sealed by an architect, professional engineer, land surveyor, and/or professional planner licensed to practice in the State of New Jersey, provided, however, that the sanitary sewer, water distribution, and storm drainage plans and water and sewage treatment facility plans may only be signed and sealed by a professional engineer licensed to practice in the State of New Jersey. In addition, the following must be submitted:
  - ☒ Site plan shall not be drawn at a scale smaller than 1" = 50' and no larger than 1" = 10'
  - ☒ The site plan shall be based on a monumented, current certified boundary survey, prepared in accordance with New Jersey Administrative Code 13:40-5.1, "Preparation of Land Surveys" dated September 1984 and as amended. The date of that survey and the name of the individual who prepared the survey shall be shown on the site plan.

### **2. Title Block:**

- ☒ The title block shall appear on all sheets in conformance with N.J.S.A. 45:8-27 et. Seq. (Map filing law) and include the following:
  - ☒ Title to read "SITE PLAN".
  - ☒ Name of the development, if any.
  - ☒ Tax map sheet, block and lot number(s) of the site, as shown on the latest Township Tax Map, the date of which shall also be shown.
  - ☒ Date of original and all subsequent revisions.
  - ☒ Names and addresses of owner and applicant/developer, so designated.
  - ☒ Name, signature, address and license number of the engineer, architect, land surveyor or planner who prepared the plan with their embossed seal.



**3. The following table shall be included on the first (1<sup>st</sup>) sheet of all plans submitted to the Planning Board or Board of Adjustment for Major Site Plan, Minor Site Plan, Major Subdivision, or Minor Subdivision.**

- Please include information for each zone/block/lot involved and attach additional sheets as necessary.
- NOTE: Any items not applicable to a particular application shall be marked with "N/A".

**ZONE DISTRICT:** **Waiver**

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
Minimum lot area			
Maximum density			
Maximum floor area ratio (FAR)			
Minimum lot width			
Minimum lot frontage			
Minimum lot depth			
Minimum front yard setback			
Minimum side yard setback			
Minimum combined side yard setback			
Minimum rear yard setback			
Maximum percent building cover			
Maximum percent lot cover			
Maximum number of stories			
Maximum building height			
Minimum improvable area			
Minimum improvable area – diameter of a circle (feet)			
Off-street parking spaces			
Loading spaces			
Signs			
<b>Existing use or uses:</b>			
<b>Proposed use or uses:</b>			
<b>Existing floor area</b>			
<b>Proposed floor area:</b>			

4. ☒ North arrow and written graphic scale.
5. ☒ The tops of the banks and boundaries of the floodways and flood hazard areas of all existing water courses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Planning and/or Board of Adjustment in the determination of floodway and flood hazard area limits.
6. ☐ Paving and right of way widths of existing streets within two hundred (200') feet of the site.

**Waiver**



7. ☐ The boundary, nature, and extent of wooded areas, swamps, bogs, and ponds within the site and within two hundred (200') feet thereof and delineated of all wetlands soils as defined by the New Jersey Department of Environmental Protection and the U.S. Army Corps of Engineers.

**Waiver**

8. ☐ Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles and all other topographic features of a physical or engineering nature within the site and within two hundred (200') feet thereof.

**Waiver**

9. ☐ All existing structures on the site and within two hundred (200') feet thereof including their use, indicating those to be destroyed or removed and those to remain.

**Waiver**

10. ☒ Location, use, finished grade level, ground coverage, first floor and basement elevations, front, rear, and side setbacks of all buildings and other pertinent improvements.

11. ☒ Existing and proposed public easements or rights-of-way and the proposed use thereof, including conservation easements.

12. ☒ A grading plan showing existing and proposed grading contours at one (1') foot intervals throughout the tract, except if slopes exceed five (5%) percent, a two (2') foot interval may be used. If the exceed ten (10 %) percent, a five (5') foot interval is permissible. Datum shall be United States Coast and Geodetic Survey Datum (MSL=O) and source of datum and bench marks shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be drawn to clearly delineate proposed grading.

**13. On Site Drainage Plan:**

- ☒ The drainage plan shall be presented in graphic form which shall clearly show the street and site layout and those terms which are pertinent to drainage including existing and proposed contours as previously required.
- ☒ The plan shall outline each area contributing to each inlet.
- ☒ All proposed drainage shall be shown with pipe type and sizes, invert and grade or rim elevations, grades and all direction of flow. The direction of flow of all surface waters and of all streams shall be shown.
- ☒ The drainage shall be accompanied by complete drainage calculations made in accordance with the Soil Conservation Service method.

**14. Off Site Drainage Plan:**

**Waiver** *The plan shall also be accompanied by an off site drainage plan prepared in accordance with the following standards:*

- ☐ The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.
- ☐ The pertinent off site existing drainage shall be shown with elevations of inverts and grates to the nearest one tenth (1/10) of a foot.
- ☐ To the extent that information is available and may be obtained from the County or Township Engineer, any existing plans for drainage improvements shall be shown.
- ☐ In the event a temporary drainage system is proposed, full plans of that system shall be shown.
- ☐ The off site drainage plans shall be accompanied by profiles of all proposed drainage, showing existing details, pipe sizes, type inverts, crowns, slopes, all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross sections at intervals not exceeding one hundred (100') feet shall be shown for all open channels.



15. ☒ If required by the Township Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing existing and final grades and slopes, and pipe sizes, tyoe, inverts and grate or rim elevations of drainage and sanitary sewage facilities.
16. **Soil Boring Logs:**

*Unless the Township shall determine that a lesser number of boring logs is required or that some or all of the boring logs may be deferred to the final plan stage, the site plan shall be accompanied by a set of boring logs and soil analyses for borings made in accordance with the following:*

  - ☒ One boring not less than fifteen (15') feet below grade or twenty (20') minimum depth shall be made for every five (5) acres (or portion thereof) of land where the water table is found to be ten (10') feet or more below proposed or existing grade at all boring locations.
  - ☒ One additional boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten (10') feet below proposed or existing grade.
  - ☒ In addition to the above, in those areas where the water table is found to be five (5') feet or less below existing or proposed grade, two additional borings per acre (or portion thereof) will be required if construction of basement is contemplated. Borings shall be located where such basements are proposed. **N/A**
  - ☒ Boring logs shall show soil types and characteristics encountered, ground water depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one tenth (1/10) of a foot.
  - ☒ Based on the borings, the site plan shall clearly indicate all areas having a water table within two (2') feet of the existing surface of the land, or within two (2') feet of proposed grade, of all areas within two (2') feet or more of fill is contemplated or has previously been placed. **N/A**
  - ☒ Certified soil tests as a basis for design standards for pavement, pipe, bedding, etc.
17. ☒ Zone boundaries and the tax map sheet, lot and block numbers and the names of owners of all properties within two hundred (200') feet of the site.
18. ☒ A key map, at a scale of not less than one (1") inch equals one thousand (1000') feet, showing the location of the site with reference to surrounding areas, existing streets, the names of all such streets and any zone boundary or municipal boundary which is within two hundred (200') feet of the site.
19. ☒ The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.
20. ☒ The capacity of off-street parking areas, and the location and dimensions of all access drives, aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights of way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single-unit trucks or buses and semi-trailers that will enter the site each day.
21. ☒ Graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation.
22. ☒ The location and size of proposed loading docks.
23. ☒ The location of curbs and sidewalks.

- 24. ☒ Cross sections showing the composition of pavement areas, curbs, and sidewalks.
- 25. ☒ Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and features.
- 26. ☒ Landscaping and screening plan showing the location, type, spacing and number of each type of tree or shrub and the location, type and size, spacing, and number of each type of ground cover to be utilized and planting details for trees, shrubs, and/or ground cover.
- 27. ☒ Drawn details of the type of screening to be utilized for refuse storage areas, outdoor equipment and bulk storage areas.
- 28. ☒ Floor plans and building elevation drawings of any proposed structure or structures or existing structures to be renovated.
- 29. ☒ Location of facilities for the handicapped, including parking spaces and ramps (where applicable), and including construction details for ramps for the handicapped.

**Sectionalization and staging plan:**

- 30. ☒ Developers of large uses such as shopping centers, multifamily dwellings, industrial parks or other such uses proposed to be developed in stages shall submit sectionalization and staging plan showing the following:
  - ☒ The anticipated date of commencing construction of each section or stage.
  - ☒ Plans for separate construction emergency access for the project in order to avoid occupancy conflict
- 31. ☒ Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site and provisions to be made for site maintenance.
- 32. ☒ Traffic analysis report and recommendations from a qualified traffic engineer.
- 33. ☒ Such other information as the Municipal Agency and/or Township Engineer may require during site plan review.
- 34. ☒ Use Group Classification of the building or structure.
- 35. ☒ Type of construction classification of building or structure to be erected, altered or extended, as defined by the International Residential Code or the International Building Code, New Jersey Edition.



Application # \_\_\_\_\_ / \_\_\_\_\_

Date Filed \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Hearing Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**APPLICATION for SITE PLAN and/or SUBDIVISION**

- Check all that apply: ☒ Preliminary <sup>(Phases 1A, 1B, 2A, 2B, and 3)</sup> ☐ Minor Subdivision ☐ Minor Site Plan  
☒ Final <sup>(Phases 1A, 1B, 2A, and 2B)</sup> ☐ Major Subdivision ☒ Major Site Plan  
☒ Other - Specify: Bulk variances.

Please check one: ☒ Planning Board ☐ Board of Adjustment

**PROPERTY INFORMATION:**

1. **Property Address:** 1945 Corlies Ave. (Lot 1); 51-81 Davis Ave. (Lot 2); 19-21 Davis Ave. (Lot 4); 1919 Corlies Ave. (Lot 5); 2020 Corlies Ave. (Neptune City Lot 2)  
**Block:** 1201; **Lot:** 1, 2, 4, and 5; **Zone:** Civic (Hospital Support Overlay) **Acreage:** 34.59;  
115 (Neptune City) 2 (Neptune City) 1.36

**CONTACT INFORMATION:**

2. **Name of Applicant:** Jersey Shore University Medical Center, a division of HMH Hospitals Corporation  
**Mailing Address:** c/o Jennifer S. Krimko, Esq., 1500 Lawrence Ave., Ocean, NJ 07712  
**Phone #:** (732) 643-5284 **Fax #:** (732) 643-5294 **Cell #:** \_\_\_\_\_  
**E-mail Address:** jkrimko@ansell.law
3. **Name of Owner:** See below\*  
**Mailing Address:** c/o Jennifer S. Krimko, Esq., 1500 Lawrence Ave., Ocean, NJ 07712  
**Phone #:** (732) 643-5284 **Fax #:** (732) 643-5294 **Cell #:** \_\_\_\_\_  
**E-mail Address:** jkrimko@ansell.law
4. **Interest of Applicant, if other than Owner:** N/A
5. **Name of Contact Person:** Jennifer S. Krimko, Esq.  
**Mailing Address:** 1500 Lawrence Avenue, Ocean, NJ 07712  
**Phone #:** (732) 643-5284 **Fax #:** (732) 643-5294 **Cell #:** \_\_\_\_\_  
**E-mail Address:** jkrimko@ansell.law
6. **Applicant's Attorney:** Jennifer S. Krimko Esq. **Company:** Ansell Grimm & Aaron, P.C.  
**Mailing Address:** 1500 Lawrence Avenue, Ocean, NJ 07712  
**Phone #:** (732) 643-5284 **Fax #:** (732) 643-5294 **Cell #:** \_\_\_\_\_  
**E-mail Address:** jkrimko@ansell.law
7. **Applicant's Engineer:** Mario Iannelli, P.E. **Company:** Dewberry Engineers, Inc.  
**Mailing Address:** 600 Parsippany Road, Suite 301, Parsippany, NJ 07054  
**Phone #:** (973) 576-9675 **Fax #:** \_\_\_\_\_ **Cell #:** \_\_\_\_\_  
**E-mail Address:** miannelli@dewberry.com
8. **Applicant's Architect:** Erik Polyzou, AIA **Company:** RSC Architects  
**Mailing Address:** 3 University Plaza Drive, Suite 600, Hackensack, NJ 07601  
**Phone #:** (201) 941-3040 **Fax #:** (201) 941-5426 **Cell #:** \_\_\_\_\_  
**E-mail Address:** epolyzou@rscarchitects.com
9. **Applicant's Surveyor:** William J. Haggerty **Company:** Dewberry Engineers, Inc.  
**Mailing Address:** 1015 Briggs Road, Suite 210, Mount Laurel, NJ 08054  
**Phone #:** (856) 780-3636 **Fax #:** \_\_\_\_\_ **Cell #:** \_\_\_\_\_  
**E-mail Address:** whaggerty@dewberry.com
10. **Applicant's Planner:** Christine Cofone, PP **Company:** Cofone Consulting Group, LLC  
**Mailing Address:** 125 Half Mile Road, Suite 200, Red Bank, NJ 07701  
**Phone #:** (732) 933-2715 **Fax #:** \_\_\_\_\_ **Cell #:** \_\_\_\_\_  
**E-mail Address:** ccofone@cofoneconsulting.com

**DESCRIPTION OF PROPERTY:**

11. Existing use of property: Hospital
12. Proposed use of property: Hospital
13. Special Flood Hazard Area: Zone X

**DETAIL PROPOSED INFORMATION:**

14. Proposed number of lots, if applicable: 3 (Lots 1 and 2 proposed to be consolidated).

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	(See Zoning Information		
LOT COVERAGE	Tables from site plan		
BUILDING COVERAGE	Sheet G-002)		
BUILDING HEIGHT			
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
COMBINED SIDE SETBACK			

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

15. Have there been any previous applications to the Planning Board or Board of Adjustment involving these premises?

☒ YES ☐ NO ☐ UNKNOWN 3/22/06 (Reso. #05-32); 7/25/07 (Reso. #07-30); 9/4/13 (Reso. #13-10);

If YES, please give date(s): 10/28/15 (Reso. #15-13); 2/24/16 (Reso. #16-12). See below\*\*

Result of decision: Approved.

16. List of variances requested with Section (§) reference; attach additional forms as necessary:

See attached list.

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17. If a Zoning denial has been received as part of this application, please attach. - Submitted simultaneously herewith.  
To be provided upon receipt.

**The required submission for all applications to be complete is:**

- Twenty-five (25) copies of a completed application form, inclusive of any supporting information.
- Twenty-five (25) copies and one (1) CD\* of survey and/or plan(s) with one (1) additional copy of survey and/or plan(s) on 11' x 17' sheet(s).

\*See §802B - Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.



**APPLICATION for USE and/or BULK VARIANCES**

**TYPE OF VARIANCE REQUESTED:**

- ☒ **Bulk Variance** (front, side/rear setback, other) – Specify: See attached list.
- ☐ **Bulk Variance** (lot coverage): \_\_\_\_\_
- ☐ **Use Variance** (proposal not permitted in zone): \_\_\_\_\_
- ☐ **Appeal/Interpretation of Decision:** \_\_\_\_\_
- ☒ **Other - Specify:** Waivers - See attached list.

1. **Property Address:** 1945 Corlies Ave. (Lot 1); 51-81 Davis Ave. (Lot 2); 19-21 Davis Ave. (Lot 4); 1919 Corlies Ave. (Lot 5); 2020 Corlies Ave. (Neptune City Lot 2)
2. **Block:** 1201; 115 (Neptune City) **Lot:** 1, 2, 4, and 5; 2 (Neptune City)
3. **Property is located in** Civic (Hospital Support Overlay) **Zoning District,** according to Neptune Township Land Development Ordinance.
4. **Name of Applicant:** Jersey Shore University Medical Center, a division of HMH Hospitals Corporation  
**Mailing Address:** c/o Jennifer S. Krimko, Esq., 1500 Lawrence Ave., Ocean, NJ 07712  
**Phone #:** (732) 643-5284 **Fax #:** (732) 643-5294 **Cell #:** \_\_\_\_\_  
**E-mail Address:** jkrimko@ansell.law
5. **Name of Owner:** See below\*  
**Mailing Address:** c/o Jennifer S. Krimko, Esq., 1500 Lawrence Ave., Ocean, NJ 07712  
**Phone #:** (732) 643-5284 **Fax #:** (732) 643-5294 **Cell #:** \_\_\_\_\_  
**E-mail Address:** jkrimko@ansell.law
6. **Interest of Applicant, if other than Owner:** N/A.
7. **Name of Contact Person:** Jennifer S. Krimko, Esq.  
**Mailing Address:** 1500 Lawrence Avenue, Ocean, NJ 07712  
**Phone #:** (732) 643-5284 **Fax #:** (732) 643-5294 **Cell #:** \_\_\_\_\_  
**E-mail Address:** jkrimko@ansell.law
8. **Applicant's Attorney:** Jennifer S. Krimko Esq. **Company:** Ansell Grimm & Aaron, P.C.  
**Mailing Address:** 1500 Lawrence Avenue, Ocean, NJ 07712  
**Phone #:** (732) 643-5284 **Fax #:** (732) 643-5294 **Cell #:** \_\_\_\_\_  
**E-mail Address:** jkrimko@ansell.law
9. **Applicant's Engineer:** Mario Iannelli, P.E. **Company:** Dewberry Engineers, Inc.  
**Mailing Address:** 600 Parsippany Road, Suite 301, Parsippany, NJ 07054  
**Phone #:** (973) 576-9675 **Fax #:** \_\_\_\_\_ **Cell #:** \_\_\_\_\_  
**E-mail Address:** miannelli@dewberry.com
10. **Applicant's Architect:** Erik Polyzou, AIA **Company:** RSC Architects  
**Mailing Address:** 3 University Plaza Drive, Suite 600, Hackensack, NJ 07601  
**Phone #:** (201) 941-3040 **Fax #:** (201) 941-5426 **Cell #:** \_\_\_\_\_  
**E-mail Address:** epolyzou@rscarchitects.com
11. **Applicant's Surveyor:** William J. Haggerty **Company:** Dewberry Engineers, Inc.  
**Mailing Address:** 1015 Briggs Road, Suite 210, Mount Laurel, NJ 08054  
**Phone #:** (856) 780-3636 **Fax #:** \_\_\_\_\_ **Cell #:** \_\_\_\_\_  
**E-mail Address:** whaggerty@dewberry.com
12. **Applicant's Planner:** Christine Cofone, PP **Company:** Cofone Consulting Group, LLC  
**Mailing Address:** 125 Half Mile Road, Suite 200, Red Bank, NJ 07701  
**Phone #:** (732) 933-2715 **Fax #:** \_\_\_\_\_ **Cell #:** \_\_\_\_\_  
**E-mail Address:** ccofone@cofoneconsulting.com

\*HMH Hospitals Corporation, successor in interest via merger with Meridian Hospitals Corporation (Lots 1, 4, and 5);  
Hackensack Meridian Ambulatory Care, Inc., successor in interest via merger with Modern Health Realty Corporation (Lot 2);  
Hackensack Meridian Ambulatory Care, Inc., successor in interest via merger with Meridian Health Realty Corp. (Neptune City Lot 2).

**DESCRIPTION OF PROPERTY** (e.g., Single Family Dwelling, Commercial/Retail):

Existing use of property: Hospital

Proposed use of property: Hospital

Special Flood Hazard Area: Zone X

**PRINCIPAL USE:**

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	(See Zoning Information		
LOT COVERAGE	Tables from site plan		
BUILDING COVERAGE	Sheet G-002)		
BUILDING HEIGHT			
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
COMBINED SIDE SETBACK			

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

**ACCESSORY (if applicable):**

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	(See Zoning Information		
LOT COVERAGE	Tables from site plan		
BUILDING COVERAGE	Sheet G-002)		
BUILDING HEIGHT			
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
COMBINED SIDE SETBACK			

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

**8. Have there been any previous applications to the Planning Board or Board of Adjustment involving these premises?**

☒ YES ☐ NO

3/22/06 (Reso. #05-32); 7/25/07 (Reso. #07-30); 9/4/13 (Reso. #13-10);

If YES, please give date(s): 10/28/15 (Reso. #15-13); 2/24/16 (Reso. #16-12). See below\*\*

Result of decision: Approved.

**9. Justification/reason(s) for variance(s) requested. (Be as specific as possible; attach additional sheets if necessary.):**

To be provided through testimony at hearing.

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**AFFIDAVIT OF APPLICATION**

State of New Jersey  
County of Monmouth

Mark Stauder, on behalf of  
**Jersey Shore University Medical Center,**  
**a division of HMH Hospitals Corporation**

being of full age, being duly sworn according to

(Insert Applicant's Name)

Law, on oath depose and says that all the above statements are true.


  
**(Original Signature of Applicant to be Notarized)**  
By: Mark Stauder, President

Jersey Shore University Medical Center,  
a division of HMH Hospitals Corporation  
**(Print Name of Applicant)**

Sworn and subscribed before me this

22nd day of January, 2025

[NOTARY SEAL]

  
Signature of Notary Public

JOYCE L. COCCARO  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES SEPTEMBER 3, 2027

**OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT**  
**STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER**  
*[Original signatures only – copies will not be accepted]*

IN THE MATTER BEFORE THE \_\_\_\_\_ Planning Board  
(Insert Planning Board or Zoning Board of Adjustment)

IN THE TOWNSHIP OF NEPTUNE, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

HMH Hospitals Corporation, successor in interest via  
I/WE, \_\_\_\_\_, WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)

\_\_\_\_\_ 1350 Campus Parkway, Neptune, NJ 07753 OF FULL AGE BEING DULY  
(Insert Property Owner's Mailing Address)


SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH  
THIS APPLICATION DESIGNATED AS BLOCK(S) \_\_\_\_\_ 1201 LOT(S) \_\_\_\_\_ 1, 4, and 5

ALSO KNOWN AS \_\_\_\_\_ 1945 Corlies Ave. (Lot 1); 19-21 Davis Ave. (Lot 4); 1919 Corlies Ave. (Lot 5)  
(Insert physical address of the subject property)

I/WE AUTHORIZE \_\_\_\_\_ Jersey Shore University Medical Center, a division of HMH Hospitals Corporation  
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NEPTUNE FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).

  
(Original Signature of Owner to be Notarized)  
HMH Hospitals Corporation, successor in interest via merger  
with Meridian Hospitals Corporation  
By: Mark Stauder, President

N/A  
(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

\_\_\_\_\_ 22nd day of January, 2025

\_\_\_\_\_  
Signature of Notary Public

JOYCE L. COCCARO  
NOTARY PUBLIC [NOTARY SEAL]  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES SEPTEMBER 3, 2027



**OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT**  
**STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER**

*[Original signatures only – copies will not be accepted]*

IN THE MATTER BEFORE THE \_\_\_\_\_ Planning Board  
(Insert Planning Board or Zoning Board of Adjustment)

IN THE TOWNSHIP OF NEPTUNE, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

Hackensack Meridian Ambulatory Care, Inc., successor in  
I/WE, interest via merger with Modern Health Realty Corporation, WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)

1945 Corlies Ave., Neptune, NJ 07753

(Insert Property Owner's Mailing Address)

OF FULL AGE BEING DULY

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH  
THIS APPLICATION DESIGNATED AS BLOCK(S) 1201 LOT(S) 2

ALSO KNOWN AS 51-81 Davis Ave.  
(Insert physical address of the subject property)

I/WE AUTHORIZE Jersey Shore University Medical Center, a division of HMH Hospitals Corporation  
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NEPTUNE FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).

(Original Signature of Owner to be Notarized)

Hackensack Meridian Ambulatory Care, Inc., successor in interest via merger with Modern Health Realty Corporation

By: Jose Lozano, Executive Vice President, Chief Growth Officer, Hackensack Meridian Health

N/A

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

22nd day of January, 2025

[NOTARY SEAL]

Joyce L. Coccaro  
Signature of Notary Public

JOYCE L. COCCARO  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES SEPTEMBER 3, 2027

**SITE VISIT AUTHORIZATION OF PROPERTY OWNER**

I hereby authorize any member of the Township of Neptune Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

HMH Hospitals Corporation, successor in interest via merger with  
Meridian Hospitals Corporation

Date: 1-22-2025



**Signature of Property Owner**

By: Mark Stauder, President

**STATEMENT FROM TAX COLLECTOR**

Block \_\_\_\_\_ Lot \_\_\_\_\_

Property Location \_\_\_\_\_

Status of municipal taxes \_\_\_\_\_

Status of assessments for local improvements \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
**Authorized Signature of Tax Collector**

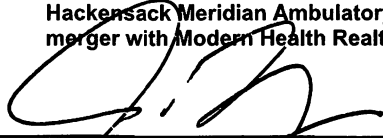


**SITE VISIT AUTHORIZATION OF PROPERTY OWNER**

I hereby authorize any member of the Township of Neptune Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Hackensack Meridian Ambulatory Care, Inc., successor in interest via  
merger with Modern Health Realty Corporation

Date: 1/22/2025



**Signature of Property Owner**

By: Jose Lozano, Executive Vice President, Chief Growth Officer, Hackensack Meridian Health

**STATEMENT FROM TAX COLLECTOR**

Block \_\_\_\_\_ Lot \_\_\_\_\_

Property Location \_\_\_\_\_

Status of municipal taxes \_\_\_\_\_

Status of assessments for local improvements \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
**Authorized Signature of Tax Collector**

# Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

The amount of the Escrow Deposit will be determined by the Neptune Township Land Development Ordinance, section 1000 Application and Escrow Fee, Table 10.02 Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; applicant will be notified of any anticipated charges and the amount of the deposit required.

Payments shall be due within fifteen [15] days of receipt of the request for additional Escrow Funds. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board of hold up any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification by the board's professionals who reviewed the application.

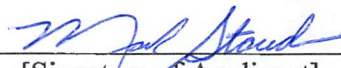
By signature below, I/we acknowledge receipt of Neptune Township's Section 1000, Application and Escrow Fees and agree to all conditions listed.

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Name of Applicant: Jersey Shore University Medical Center, a division of HMH Hospitals Corporation  
[please print]

Property Address: 1945 Corlies Ave. (Lot 1); 19-21 Davis Ave. (Lot 4); 1919 Corlies Ave. (Lot 5) Block 1201 Lots 1, 4, and 5

Applicant's Name: Jersey Shore University Medical Center,  
a division of HMH Hospitals Corporation  
[Print Name]

  
[Signature of Applicant]  
By: Mark Stauder, President

Owner's Name: HMH Hospitals Corporation, successor in interest  
via merger with Meridian Hospitals Corporation  
[Print Name]

  
[Signature of Owner]  
By: Mark Stauder, President

Date: 1/22/2025



# Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

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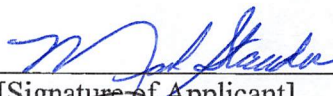
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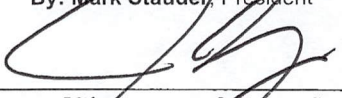
Name of Applicant: Jersey Shore University Medical Center, a division of HMM Hospitals Corporation  
[please print]

Property Address: 51-81 Davis Ave. Block 1201 Lot 2

Applicant's Name: Jersey Shore University Medical Center,  
a division of HMM Hospitals Corporation  
[Print Name]

  
[Signature of Applicant]  
By: Mark Stauder, President

Owner's Name: Hackensack Meridian Ambulatory Care, Inc., successor in  
interest via merger with Modern Health Realty Corporation  
[Print Name]

  
[Signature of Owner]  
By: Jose Lozano, Executive Vice President, CGO, Hackensack Meridian Health

Date: 1-22-2025



## **JSUMC Critical Care Tower (West Addition)**

### **Preliminary Major Site Plan Application**

#### **Township of Neptune**

#### **Subdivision and Site Plan Checklists and Forms**

#### **Attachment 1**

#### **LIST OF WAIVERS**

- ***Completeness Checklist - Item 4b – Six (6) copies of Soil Erosion & Sediment Control Plans and proof of submission to Freehold Soil Conservation District, or letter of exemption from FSCD.***
  - Reason: A copy of the Freehold SCD and a complete soil erosion and sediment control design of the West Addition will be submitted with the Final Major Site Plan Application..
- ***Completeness Checklist - Item 5 – six (6) copies of Tree Removal Application package in accordance with §525 (if applicable).***
  - Reason: Applicant has provided a tree removal plan in the submitted set of plans (C-503), the tree removal application will be submitted with the Final Site Plan application.
- ***Application Checklist – Item 3 – The following table shall be included on the first (1st) sheet of all plans submitted to the Planning Board or Board of Adjustment for Major Site Plan, Minor Site Plan, Major Subdivision, or Minor Subdivision.***
  - Reason: See Information Tables on Sheet G-002 General Information and Zoning Data for the requested information.
- ***Application Checklist – Item 6 – Paving and right of way widths of existing streets within two hundred (200') feet of the site.***
  - Reason: Tax Map shown on Sheet G-002 shows ROW widths of surrounding streets. No pavement widths of the surrounding streets are shown.
- ***Application Checklist – Item 7 – The boundary, nature, and extent of wooded areas, swamps, bogs, and ponds within the site and within two hundred (200') feet thereof and delineated of all wetlands soils as defined by the New Jersey Department of Environmental Protection and the U.S. Army Corps of Engineers.***
  - Reason: No regulated areas were identified onsite or near the improvements. The proposed improvements will not adversely impact surrounding features. The proposed project will not increase peak stormwater volumes or flows and will reduce vehicular surface coverage.
- ***Application Checklist – Item 8 – Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles and all other topographic features of a physical or engineering nature within the site and within two hundred (200') feet thereof.***
  - Reason: The proposed improvements will not adversely impact surrounding features. The proposed project will not increase peak stormwater volumes or flows and will reduce vehicular surface coverage.
- ***Application Checklist – Item 9 – All existing structures on the site and within two hundred (200') feet thereof including their use, indicating those to be destroyed or removed and those to remain.***
  - Reason: Zoning Map and Tax Map shown on Sheet G-002 depict the use of the subject and surrounding properties. Proposed improvements will not adversely impact surrounding features. Proposed project does not increase peak stormwater volumes or peak flows and reduces vehicular surface coverage. Onsite structures within the limits of disturbance that are to be disturbed, removed, or are to remain have been identified.
- ***Application Checklist – Item 13 – On Site Drainage Plan.***



- Reason: Copy of Stormwater Management Report prepared by Dewberry Engineers, Inc. has been provided. For the proposed West Addition, preliminary grading and inlet locations have been provided. Complete utility and drainage design of the West Addition will be submitted with the Final Major Site Plan Application.
- ***Application Checklist – Item 14 – Off Site Drainage Plan.***
  - Reason: Copy of Stormwater Management Report prepared by Dewberry Engineers, Inc. has been provided. Proposed improvements will not adversely impact offsite drainage. Proposed project will not increase stormwater peak volumes or flows and will reduce vehicular surface coverage.
- ***Application Checklist – Item 25 – Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and features.***
  - Reason: Complete lighting design of the West Addition will be submitted with the Final Major Site Plan Application.
- ***Application Checklist – Item 26 – Landscaping and screening plan showing the location, type, spacing and number of each type of tree or shrub and the location, type and size, spacing, and number of each type of ground cover to be utilized and planting details for trees, shrubs, and/or ground cover.***
  - Reason: Complete landscaping design of the West Addition will be submitted with the Final Major Site Plan Application.

## **JSUMC Critical Care Tower (West Addition)**

### **Preliminary Major Site Plan**

#### **Township of Neptune**

#### **Use and/or Bulk Variances Checklists and Forms**

#### **Attachment 2**

#### **LIST OF VARIANCES**

- **Ord. 406.01 G 2(a) – Parking lot landscaping – >8 spaces in one continuous row.**
  - Reason: 26 continuous spaces proposed with the West Addition. (Phase 3)
- **Ord. 412.17 F – Provided parking for non-residential uses exceed minimum requirements – >20%.**
  - Reason: 20.9% for West Addition. (Phase 3)
- **Ord. 509 I 4(a) – Diamond-shaped tree islands shall be utilized.**
  - Reason: Non-diamond shaped tree islands proposed. (Phase 3)
- **Ord. 509 I 4(b) – Landscaped island strip – <4 feet.**
  - Reason: 0 feet provided in West Addition (Phase 3)
- **Ord. 514 B 3 – Building setback from driveway or parking – <10 feet.**
  - Reason: 7.3 feet proposed at the West Addition. (Phase 3)
- **Ord. 514 B 9 – One way aisle width –22 feet.**
  - Reason: 12 to 28 feet proposed at the West Addition. (Phase 3)



**JSUMC Perioperative Expansion (East Addition) and Parking Garage  
Preliminary and Final Major Site Plan Application  
Township of Neptune  
Subdivision and Site Plan Checklists and Forms  
Attachment 1**

**LIST OF WAIVERS**

- ***Application Checklist – Item 3 – The following table shall be included on the first (1st) sheet of all plans submitted to the Planning Board or Board of Adjustment for Major Site Plan, Minor Site Plan, Major Subdivision, or Minor Subdivision.***
  - Reason: Due to the amount of zoning information associated with the proposed projects, see Tables on Sheet G-002 General Information and Zoning Data for the requested information.
- ***Application Checklist – Item 6 – Paving and right of way widths of existing streets within two hundred (200') feet of the site.***
  - Reason: Tax Map shown on Sheet G-002 shows ROW widths of surrounding streets. No pavement widths of the surrounding streets are shown.
- ***Application Checklist – Item 7 – The boundary, nature, and extent of wooded areas, swamps, bogs, and ponds within the site and within two hundred (200') feet thereof and delineated of all wetlands soils as defined by the New Jersey Department of Environmental Protection and the U.S. Army Corps of Engineers.***
  - Reason: No regulated areas were identified onsite or near the improvements. The proposed improvements will not adversely impact surrounding features. The proposed project will not increase peak stormwater volumes or flows and will reduce vehicular surface coverage.
- ***Application Checklist – Item 8 – Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles and all other topographic features of a physical or engineering nature within the site and within two hundred (200') feet thereof.***
  - Reason: The proposed improvements will not adversely impact surrounding features. The proposed project will not increase peak stormwater volumes or flows and will reduce vehicular surface coverage.
- ***Application Checklist – Item 9 – All existing structures on the site and within two hundred (200') feet thereof including their use, indicating those to be destroyed or removed and those to remain.***
  - Reason: Zoning Map and Tax Map shown on Sheet G-002 depict the use of the subject and surrounding properties. Proposed improvements will not adversely impact surrounding features. Proposed project does not increase peak stormwater volumes or peak flows and reduces vehicular surface coverage. Onsite structures within the limits of disturbance that are to be disturbed, removed, or are to remain have been identified.
- ***Application Checklist – Item 14 – Off Site Drainage Plan.***
  - Reason: Copy of Stormwater Management Report prepared by Dewberry Engineers, Inc. has been provided. Proposed improvements will not adversely impact offsite drainage. Proposed project will not increase stormwater peak volumes or flows and will reduce vehicular surface coverage.



# **JSUMC Perioperative Expansion (East Addition) and Parking Garage Preliminary and Final Major Site Plan**

## **Township of Neptune**

### **Use and/or Bulk Variances Checklists and Forms**

#### **Attachment 2**

#### **LIST OF VARIANCES**

- **Ord. 406.01 G 1(f) – Minimum front yard setback – 50 feet.**
  - Reason: 1.5 feet setback proposed at the Parking Garage frontage to Davis Avenue. (Phase 2A)
  - Reason: 1.6 feet proposed set back at the proposed pedestrian frontage to Davis Avenue. (Phase 2A)
  - Reason: 0.2 feet setback proposed for accessory use structure at the Parking Garage frontage to Davis Avenue. (Phase 2A)
- **Ord. 406.01 G 1(g) – Minimum side yard setback – 50 feet.**
  - Reason: 45.5 feet setback proposed at the East Addition setback to Lot 4. (Phase 2B)
- **Ord. 406.01 G 1(l) – Maximum height of multi-level parking structures – 8 stories.**
  - Reason: 10 stories proposed at the parking garage. (Phase 2A)
- **Ord. 406.01 G 2(a) – Parking lot landscaping – >8 spaces in one continuous row.**
  - Reason: 11 continuous spaces proposed at the ground level of the East Addition (Phase 2B)
- **Ord. 412.07 B 2(b) – Fence height – >6 feet.**
  - Reason: 7 feet proposed near parking garage. (Phase 1A)
- **Ord. 412.11 – Lighting fixture mounting height – >14 feet.**
  - Reason: 25 feet proposed on the parking garage façade. (Phase 2A)
- **Ord. 412.12 B – Loading space width – <15 feet.**
  - Reason: 11.33 feet proposed underneath the East Addition. (Phase 2B)
- **Ord. 412.17 F – Provided parking for non-residential uses exceed minimum requirements – >20%.**
  - Reason: 50.3% for East Addition and parking garage. (Phase 2A)
- **Ord. 416.07 Wall Mounted Signage at two vehicle accesses to proposed garage (Phase 2A)**
  - B-1(A) Req. size Lesser of 48 Sq Ft or 1.5 Sq Ft per linear foot - 82.5 Sq Ft proposed.
  - B-1(B) Req. Height - 8-foot max – 12-foot proposed
  - B-1(C) Req Number of signs One Sign Maximum – 2 signs proposed
- **Ord. 503 B 1 – Driveways and parking lots – <10 feet from property line.**
  - Reason: 3.1 feet proposed near the parking garage. (Phase 2A)
- **Ord. 509 I 1 – Parking lots – <10 feet from rear yard.**
  - Reason: 3.1 feet proposed on driveway in rear of the parking garage. (Phase 2A)
- **Ord. 509 I 4(a) – Diamond-shaped tree islands shall be utilized.**
  - Reason: Non-diamond shaped tree islands proposed. (Phase 2B)
- **Ord. 509 I 4(b) – Landscaped island strip – <4 feet.**
  - Reason: 0 feet provided in East Addition and parking garage. (Phase 2B)
- **Ord. 514 B 3 – Building setback from driveway or parking – <10 feet.**
  - Reason: 2.6 feet proposed at the East Addition. (Phase 2B)
- **Ord. 514 B 9 – One way aisle width – 22 feet.**
  - Reason: 12 to 36 feet proposed at the East Addition. (Phase 2B)