

Memorandum

To: Heather Kepler, Administrative Office
Neptune Township Planning Board

From: Peter R. Avakian P.E., P.L.S., P.P.
Planning Board Engineer

Date: March 7, 2025

Re: Completeness Review
Jersey Shore University Medical Center
1945 and 2020 Corlies Avenue
and 81 Davis Avenue
Preliminary & Final
Major Site Plan
Application: PB25/04
Lots 1, 2, 4, & 5, Block 1201
Lot 2, Block 115 (Neptune City)
Our File: NTPB 25-04

We are in receipt of the application forms and plan for the above reference development application. The plan consists of thirty-eight (38) sheets prepared by Mario Iannelli, P.E., of Dewberry Engineers, Inc., dated February 7, 2025, with no revision date. We have reviewed the submitted documents and recommend the application be deemed **COMPLETE**.

Please note the following are proposed with this application: **Preliminary Major Site Plan** for New Critical Care Tower (West Addition) and **Preliminary and Final Major Site Plan** for Perioperative Expansion (East Addition) and Parking Garage.

The Applicant also proposes consolidating Block 1201, Lots 1 and 2 to accommodate the proposed Parking Garage.

Completeness Waiver Request (Critical Care Tower – West Addition)

The Applicant is requesting the following waivers from the ordinance checklist as outlined below to be provided at the Final Site Plan application.

The following are the list of waivers to be provided at the Final Site Plan, and in accordance with the Completeness Checklist for Site Plans and/or Subdivisions in compliance with the development application completeness checklist:

1. Checklist Item #4.b – “Six (6) copies of Soil Erosion & Sediment Control Plans and proof of submission to Freehold Soil Conservation District, or letter or exemption from FSCD”

2. Checklist Item #5 – “Six (6) copies of Tree Removal Application package in accordance with §525 (if applicable)”

Due to the nature of the application, our office takes no exception to the following list of waivers below in accordance with the Application for Development Checklist – Part B: Plat Requirements in compliance with the Major Site Plan and Major Subdivision Checklist:

Based on the application requirements, the Applicant shall provide testimony with regard to all waivers during the public hearing.

1. Checklist Item #6 – From providing paving and right of way widths of existing streets within two hundred (200’) feet of the site.
2. Checklist Item #7 – From providing 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.
3. Checklist Item #8 – From providing existing and proposed manholes, sewer lines, fire hydrants, water lines, and utility poles and all other topographic features of a physical or engineering nature within the site and within two hundred (200’) feet thereof.
4. Checklist Item #9 – From providing 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.
5. Checklist Item #13.c – From providing all proposed drainage shown with pipe type and sizes, invert and grade or rim elevations, grades and all direction of flow.
6. Checklist Item #14 – From providing an off-site drainage plan.
7. Checklist Item #25 – From providing an exterior lighting plan.
8. Checklist item #26 – From providing a landscaping and screening plan.

Completeness Waiver Request (Critical Care Tower – West Addition / Perioperative Expansion – East addition and Parking Garage)

The following are the list of waivers in accordance with the Completeness Checklist for Use and/or Bulk Variances in compliance with the development application completeness checklist:

The Applicant **is not requesting** any Waivers from the above mentioned checklist.

Completeness Waiver Request (Perioperative Expansion – East Addition and Parking Garage)

The following are the list of waivers in accordance with the Completeness Checklist for Site Plans and/or Subdivisions in compliance with the development application completeness checklist:

The Applicant **is not requesting** any Waivers from the above mentioned checklist.

Due to the nature of the application, our office takes no exception to the following list of waivers below in accordance with the Application for Development Checklist – Part B: Plat Requirements in compliance with the Major Site Plan and Major Subdivision Checklist:

Based on the application requirements, the Applicant shall provide testimony with regard to all waivers during the public hearing.

1. Checklist Item #6 – From providing paving and right of way widths of existing streets within two hundred (200') feet of the site.
2. Checklist Item #7 – From providing 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.
3. Checklist Item #8 – From providing existing and proposed manholes, sewer lines, fire hydrants, water lines, and utility poles and all other topographic features of a physical or engineering nature within the site and within two hundred (200') feet thereof.
4. Checklist Item #9 – From providing 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.
5. Checklist Item #14 – From providing an off-site drainage plan.

Completeness Waiver Request (Perioperative Expansion – East Addition and Parking Garage)

The following are the list of waivers in accordance with the Completeness Checklist for Use and/or Bulk Variances in compliance with the development application completeness checklist:

The Applicant **is not requesting** any Waivers from the above mentioned checklist.

This memorandum is subject to any administrative requirements such as the number of copies of plans and fees that must be submitted to your office.

If there are any questions concerning this memorandum, please contact our office.

JOG

cc: Kristie Dickert, Zoning Officer
Jennifer Beahm, P.P., Board Planner
Peter R. Avakian, P.E., P.P., Board Engineer
Mark Kitrick, Esq., Board Attorney
Jennifer S. Krimko, Esq., Applicant's Attorney
Mario Iannelli, P.E., Applicant's Engineer
Jersey Shore University Medical Center, Applicant (HMH)

NTPB/25/25-04