



June 12, 2025

Neptune Township Planning Board
25 Neptune Boulevard
P.O. Box 1125
Neptune, N.J. 07754-1125

**Re: Jersey Shore University Medical Center
Preliminary & Final Major Site Plan
(East/West Addition and Parking Garage Project)
Lots 1, 2, 4, & 5, Block 1201 (Neptune Township)
Lot 2, Block 115 (Neptune City)
Our File: NTPB 25-04**

Dear Board Members:

Our office has received and reviewed an application for preliminary and final major site plan approval in conjunction with the above referenced project. 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 following document has been reviewed:

Submitted Documents:

1. Preliminary and Final Site Plan – Perioperative Expansion (East Addition) and Parking Garage, Lot Consolidation of Block 1201 (Lots 1 and 2), Preliminary Site Plan – New Critical Care Tower West Addition), consisting of thirty-eight (38) sheets prepared by Mario Iannelli, P.E. of Dewberry Engineers, Inc., dated February 7, 2025, with no revision date.
2. Site Plan (Parking Lot Improvements) for Block 115, Lot 2, 2020 Corlies Avenue, Borough of Neptune City, Monmouth County, New Jersey, consisting of eight (8) sheets prepared by Mario Iannelli, P.E., of Dewberry Engineers, Inc., dated February 7, 2025, with no revision date.
3. Boundary and Partial Topographic Survey for Jersey Shore University Medical Center – 1945 NJ-33 (Corlies Avenue), consisting of fourteen (14) sheets

prepared by William J. Haggerty II, P.L.S., of Dewberry Engineers, Inc., dated September 13, 2024, last revised January 2, 2025.

4. Boundary and Partial Topographic Survey for Jersey Shore University Medical Center – 2020 NJ-33 (Corlies Avenue), consisting of two (2) sheets prepared by William J. Haggerty II, P.L.S., of Dewberry Engineers, Inc., dated November 11, 2024, with no revision date.
5. Preliminary Proposed Garage Plans for JSUMC – Neptune Garage Jersey Shore University Medical Center, consisting of eleven (11) sheets prepared by Scott A. Ashley, P.E., of Walker Consultants, dated February 6, 2025, with no revision date.
6. Architectural Plans for Jersey Shore University Medical Center, consisting of nineteen (19) sheets prepared by John P. Capazzi, AIA, of RSC Architects, dated February 5, 2025, last revised February 7, 2025.
7. Stormwater Management Report for Jersey Shore University Medical Center Parking Garage, Perioperative Expansion – East, & Critical Care Tower - West, 1945 Corlies Avenue & 81 Davis Avenue, Township of Neptune, Monmouth County, New Jersey, prepared by Mario Iannelli, P.E. of Dewberry Engineers Inc., dated February 7, 2025, with no revision date.
8. Traffic Impact Study for Jersey Shore University Medical Center Improvements, Township of Neptune, Monmouth County, New Jersey, prepared by Andrew J. Vischio, P.E. and Matthew J. Seckler, P.E., P.P., of Stonefield Engineering & Design, LLC, dated February 7, 2025, with no revision date.
9. Environmental and Community Impact Statement for Hackensack Meridian Health & Jersey Shore University Medical Center, 1945 Corlies Avenue, 19 Davis Avenue & 81 Davis Avenue, Block 1201, Lots 1, 2, 4 & 5, Township of Neptune, Monmouth County, New Jersey, prepared by Christine A. Nazzaro-Cofone, A.I.C.P., P.P. of Cofone Consulting Group, LLC, dated January 27, 2025, with no revision date.
10. Geotechnical Engineering Reports for JSUMC East Expansions Building and JSUMC Perioperative Critical Care Tower, prepared by Victoria Rhodes, P.E., and Ronald D. Boyer, P.E., of Langan Engineering and Environmental Services, LLC, dated January 3, 2025, and January 6, 2025, correspondingly, with no revision dates.
11. Preliminary Landfill Characterization Sampling Results for Jersey Shore University Medical Center, prepared by Joey French, CHMM, of The Elm Group, Inc., dated January 30, 2025, last revised February 5, 2025.

12. Tree Removal Permit Application for 1945 Corlies Avenue & 81 Davis Avenue prepared by Jennifer S. Krimko, Esq., of Ansell Grimm & Aaron, P.C., dated February 4, 2025.

We have completed our engineering review of the submitted documents and have provided the completeness review as attached.

1. **Technical Review Meeting**

On April 3, 2025, Technical Review Meetings were held with the Applicant's engineer to discuss preliminary comments relating to the referenced project. In these meetings, the Applicant agreed to address all preliminary comments through direct testimony to be provided at the Planning Board meeting, or by providing additional information through revisions to the site plan drawings or supplemental reports.

2. **Site Analysis**

- A. The proposed East/West Addition and Parking Garage project's goal is to allow for the Jersey Shore University Medical Center hospital to continue providing state-of-the-art care to the local community by modernizing the surgical services with the East Addition (Perioperative Expansion), addressing the long-term campus parking needs with the proposed garage and provide for future services with the expansion of the central utility plant. The East Addition will be an elevated platform over the existing loading dock, and the proposed garage will be constructed on existing Lot 2 and will require the demolition of the existing medical office building. The project also proposes consolidation of Block 1201, Lots 1 and 2 for the parking garage, and use of Block 115, Lot 2 for the Neptune City overflow parking lot.

The JSUMC campus contains an overall total of 34.59 acres. The property is known as Block 1201, Lots 1, 2, 4, & 5. The Applicant is proposing east/west additions and a parking garage only to Lots 1 and 2, correspondingly. Lot 1 contains 27.01 acres and Lot 2 contains 2.57 acres.

The Neptune City parking lot is known as Block 115, Lot 2. The Applicant is proposing a new overflow parking lot for Lot 2. Lot 2 is 1.36 acres.

- B. Jersey Shore University Medical Center, East/West Addition and Parking Garage Project, is located at the following:

1. Parking Garage - 51-81 Davis Avenue (Block 1201, Lot 2) – Township of Neptune
 2. Overflow Parking Lot - 2020 Corlies Avenue (Block 115, Lot 2) – Borough of Neptune City
 3. East Addition (Perioperative Expansion) - 1945 Corlies Avenue (Block 1201, Lot 1) – Township of Neptune
 4. West Addition (Critical Care Tower) – 1945 Corlies Avenue (Block 1201, Lot 1) – Township of Neptune
- C. The property is located entirely within the Jersey Shore University Medical Center campus, with the exception of Block 115, Lot 2 (Neptune City Lot) located at 2020 Corlies Avenue (across street from JSUMC campus). The JSUMC property is bounded by N.J.S.H. Route 33 to the south; the Gables neighborhood to the west; Neptune Township Board of Education athletic fields to the north; and Neptune Municipal Complex to the east.
- D. The project is an expansion of the existing Jersey Shore University Medical Center campus and has been developed into (3) separate construction phases.

The project also offers supplemental parking and loading spaces to coincide with the construction phasing. Summary of HMM staff parking during construction phases is as follows:

1. Phase 1: (Preliminary and Final Major Site Plan)
 - Phase 1A:
 - a) Improvements to Neptune City Lot – Current parking lot has (84) parking spaces. The proposed reconfiguration will provide (107) parking spaces.
 - b) Demolish Davis Avenue Medical Office Building – (112) existing parking spaces that do not need to be replaced during construction since staff to be relocated offsite
 - c) Construct Oxygen Tank and Aboveground Fuel Tanks North of the Harbor Garage – Loss of (6) parking spaces
 - d) Construct Temporary Loading Dock – Loss of (62) parking spaces

- Phase 1B:
 - a) Removal of Existing Oxygen Tank, Underground Storage Tank and Decommissioning of Existing Loading Dock – Loss of (23) parking spaces
2. Phase 2: (Preliminary and Final Major Site Plan)
- Phase 2:
 - a) Construction of the Proposed Parking Garage and Central Utility Plant (CUP) – No loss of staff parking
 - b) East Addition Construction – Parking lost accounted for in Phase 1A and 1B
3. Phase 3: (Preliminary Major Site Plan)
- Phase 3:
 - a) West Addition Construction – Subject to final site plan approval

The total number of parking spaces lost during Phases 1 and 2 are (91) or (6+62+23). The proposed parking supply on Neptune City Lot is (107) parking spaces.

- E. The proposed building improvement details (full build) for Phases 1 to 3 are as follows:

Proposed Hospital Improvement Building Details

Additions	Subtractions
East Addition:	54,072 sf - Family Healthcare Building
16,072 sf - Central Utility Plan	
43,181 sf - Mechanical Space	
56,439 sf - Perioperative Care	
13,640 sf - SPD Sterile Storage Expansion	
12,129 sf - Loading Dock	
Phase 3 – West Addition:	32,735 sf - Rosa Building
373,176sf - Critical Care Tower	

- F. The Applicant is requesting preliminary and final site plan approval for Phases 1 and 2. There are no improvements proposed to Lots 4 and 5 at this time.

The Applicant is also submitting a preliminary site plan application for Phase 3 for the proposed Critical Care Tower (West Addition) on Lot 1. The applicant intends to submit a final site plan application in the future for Phase 3.

The Applicant is also proposing to provide minor parking lot improvements to the existing parking lot located in Neptune City. The Applicant will seek separate approval from the Borough of Neptune City Planning Department under a separate application that will coincide with the current application being submitted to the Township of Neptune.

- G. The proposed improvements consist of the construction of a four - story (78.42) feet, approximately (125,389) square foot building (east addition – Perioperative Expansion), an eleven - story (209.75) feet, approximately (373,176) square foot building (west addition – Critical Care Tower), a ten - story (180.42 feet) parking garage, containing (1,268) parking spaces, and a parking lot (Neptune City) containing (107) parking spaces.
- H. The Applicant was previously granted the following approvals:
 - 1. Preliminary and Final Major Site Plan from the Planning Board on March 22, 2000 for the construction of a new childcare center and improvements to the parking lot along the western portion of the main medical center property.
 - 2. Minor Site Plan from the Planning Board on January 14, 2002, for the temporary construction of temporary modular office space and an enclosed corridor to provide access to and from the hospital. The total improvements were 3,150 square feet.
 - 3. Preliminary and Final Major Site Plan from the Planning Board on December 16, 2005, for the expansion of the main campus building by an additional 402,471 square feet, for a total building area of 1,080,410 square feet. The approval also included the construction of a 971 car parking garage, expansion of the central utility plant, reconfiguration of the exterior surface parking layout, and installation of a perimeter circulation access roadway.
 - 4. Minor Site Plan from the Planning Board on July 25, 2007, for the installation of a transformer and fenced in enclosure, modifications to the existing parking lot at the northeast corner of the property, relocation of an existing dumpster area, three new utility poles installed by JCP&L, 1800 linear feet of underground electrical conduit and several underground vaults. Approximately 500 feet of

underground conduit was located within the paved right-of-way of Davis Avenue.

5. Minor Site Plan from the Planning Board on August 25, 2010 to reconstruct the covered walkway between the Booker and Rosa hospital wings. The construction replaced the temporary walkway and enclosure the corridor between the two buildings. This improvement was located on the west side of the hospital campus.
6. Preliminary and Final Major Site Plan Approval on January 27, 2016 to construct the Hope Tower Building, a ten-story (182.5 feet), approximately (299,850) square foot building and a nine-story (115 feet) parking garage, containing (1,476) parking spaces, and an additional (36) spaces on grade on the easterly side of the parking garage for a total of (1,512) parking spaces.

4. **Zoning and Land Use**

- A. The property is located in the (C) Civic Zone District.
- B. Under Ordinance Section 406.01.B the following uses are permitted:
 1. Section 406.01.B.40 – Hospital
 2. Section 406.01.B.65 – Testing laboratories
 3. Section 406.01.B.91- Research laboratories
 4. Section 406.01.B.95 – Schools (Teaching University)
- C. Under Ordinance Section 406.01.D.9 the parking garage is permitted under an accessory use.

5. **Variance and Design Waivers**

- A. The following tables indicate proposed bulk variances for the (C) Civic Zone District.

Consolidated Lots 1 & 2 (Block 1201, Former Lots 1 & 2) – East Addition & Parking Garage

Description	Required	Existing			Proposed (Consolidated Lots 1 & 2)	
		Main Campus Lot 1	Davis Ave. MOB Lot 2	Consolidated Lots 1 & 2	East Addition and Garage	West Addition
Min. Lot Area	200,000 sf / 4.592 ac	26.959 ac	2.536 ac 110,462 sf (NC)	29.495 ac	No Change	No Change
Max. Floor Area	1.5	0.92	0.49	0.88	0.95	1.21

Ratio						
Min. Lot Width	150 ft	1,363 ft	550 ft	1,363 ft	No Change	No Change
Min. Lot Frontage	150 ft	1,332 ft	556 ft	1,332 ft	No Change	No Change
Min. Lot Depth	150 ft	1,026.62	189 ft	1,026.62 ft	No Change	No Change
Min. Front Yard Setback	50 ft	71.44	23.59 ft (NC)	23.59 ft (NC)	1.5 ft (V) (Garage-Davis Ave.)	No Change
Min. Side Yard Setback	50 ft	40.67 ft (NC)	74.74 ft	84.32 ft	45.5 ft (V) (East Addition (East))	No Change
Min. Combined Side Yard Setback	150 ft	187.28 ft	178.35 ft	230.92 ft	192.1 ft	189.56 ft
Min. Rear Yard Setback	75 ft (25 ft if abutting public property)	48.42 ft (to public property)	59.05 ft	48.42 ft (to public property)	30.9 ft (Garage)	No Change
Max. Percent Building Cover	50%	37.90%	30.38%	37.26%	39.0%	42.7%
Max. Percent Impervious Cover	100%	76.26%	85.60%	77.07%	76.15%	77.05%
Max. Building Height	13 Stories / 240 ft	7 Stories / 111.75 ft	1 Story / 20 ft	7 Stories / 111.75 ft	4 Stories / 75.75 ft (East Addition)	10 Stories / 169.75 ft
Max. Height of Parking Structure	8 Stories / 115 ft	6 Stories / 95.75 ft	N/A	6 Stories / 95.75 ft	10 Stories (V) / 114.24 ft	No Change
Min. Improvable Area	96,000 sf	> 96,000 sf	27,171 sf (NC)	> 96,000 sf	No Change	No Change
Min. Improvable Area – Diameter of Circle	201 ft	> 201 sf	87 sf (NC)	> 201 sf	No Change	No Change

(NC) Existing Non-Conformities

(V) Variance required

(N/A) Not Applicable

Lots 4 & 5 (Block 1201, Lots 4 & 5) – Existing Hope Tower and Open Space Lot

Description	Required	Existing		Proposed
		Hope Tower Lot 4	Vacant Lot 5	
Min. Lot Area	200,000 sf / 4.592 ac	200,000 sf	21,750 sf (NC)	No Change
Max. Floor Area Ratio	1.5 ft	1.512 (NC)	0.0	No Change
Min. Lot Width	150 ft	400 ft	150 ft	No Change
Min. Lot Frontage	150 ft	900 ft	150 ft	No Change
Min. Lot Depth	150 ft	500 ft	145 ft (NC)	No Change
Min. Front Yard Setback	50 ft	10.26 ft (NC) (Davis North) 67.69 ft (NC) (Davis East)	N/A	No Change
Min. Side Yard	50 ft	10.64 ft (NC)	N/A	No Change

Setback				
Min. Combined Side Yard Setback	150 ft	N/A	N/A	No Change
Min. Rear Yard Setback	75 ft (25 ft if abutting public property)	48.16 ft (NC)	N/A	No Change
Max. Percent Building Cover	50%	26.30%	0%	No Change
Max. Percent Impervious Cover	100%	73.30%	<1%	No Change
Max. Building Height	13 Stories / 240 ft	10 Stories / 182.5 ft	N/A	No Change
Max. Height of Parking Structure	8 Stories / 115 ft	9 Levels (NC) / 95 ft	N/A	No Change
Min. Improvable Area	96,000 sf	112,500 sf	0 sf (NC)	No Change
Min. Improvable Area – Diameter of Circle	201 ft	300 sf	0 sf (NC)	No Change

(NC) Existing Non-Conformities

(V) Variance required

(N/A) Not Applicable

Overall Campus (Block 1201, Lots 1, 2, 4 & 5) – Existing JSUMC Campus

Description	Required	Existing	Proposed	
		Overall Campus Lots 1, 2, 4, & 5	East Addition and Garage	West Addition
Min. Lot Area	200,000 sf / 4.592 ac	34.59 ac	No Change	No Change
Max. Floor Area Ratio	1.5 ft	0.95	1.01	1.24
Min. Lot Width	150 ft	1,513 ft	No Change	No Change
Min. Lot Frontage	150 ft	1,482 ft	No Change	No Change
Min. Lot Depth	150 ft	1,026 ft	No Change	No Change
Min. Front Yard Setback	50 ft	71.44 ft	No Change	No Change
Min. Side Yard Setback	50 ft	10.26 ft (NC)	45.5 ft (V) (East Addition (East))	No Change
Min. Combined Side Yard Setback	150 ft	214.29 ft	214.29 ft	184.9 ft
Min. Rear Yard Setback	75 ft (25 ft if abutting public property)	48.42 ft	30.9 ft	30.9 ft
Max. Percent Building Cover	50%	36%	37%	37%
Max. Percent Impervious Cover	100%	75.5%	74.70%	75.40%
Max. Building Height	13 Stories / 240 ft	10 Stories / 182.5 ft	4 Stories / 75.75 ft (East Addition)	10 Stories / 169.75 ft (West Addition)
Max. Height of	8 Stories /	9 Levels (NC) /	10 Stories (V) /	No Change

Parking Structure	115 ft	95 ft	114.24 ft	
Min. Improvable Area	96,000 sf	> 96,000 sf	No Change	No Change
Min. Improvable Area – Diameter of Circle	201 ft	> 201 sf	No Change	No Change

(NC) Existing Non-Conformities

(V) Variance required

(N/A) Not Applicable

B. The Applicant is seeking the following bulk variances for the proposed East Addition and Garage:

- 1) A minimum front yard setback of 50 feet is required, where 1.5 feet is proposed (Garage – Davis Ave. – Phase 2A). **A variance is required.**
- 2) A minimum front yard setback of 50 feet is required, where 1.6 feet is proposed (Pedestrian Bridge – Davis Ave. – Phase 2B). **A variance is required.**
- 3) A minimum front yard setback of 50 feet is required, where 0.2 feet is proposed (Accessory Structure Hot Box – Phase 2A). **A variance is required.**
- 4) A minimum side yard setback of 50 feet is required, where 45.5 feet is proposed (East Addition – Phase 2B). **A variance is required.**
- 5) A maximum multi-level parking structure height of 8 stories is required, where 10 stories is proposed (Garage – Phase 2A). **A variance is required.**
- 6) A maximum parking lot space continuous row of 8 spaces is required, where 11 continuous spaces is proposed (East Addition – Phase 2B). **A variance is required.**
- 7) A maximum fence height of 6 feet is required, where 7 feet is proposed (Garage – Phase 2A). **A variance is required.**
- 8) A maximum lighting fixture mounting height of 14 feet is required, where 25 feet is proposed (Garage – Phase 2A). **A variance is required.**

C. The following table indicates proposed signage variances:

Primary Signage Requirements – Proposed Parking Garage

	Signage Size – Wall Mounted Signs – Directional Signage – 3 SF Max.	Wall-Mounted Signs – Directional Signage Mounting Height – 8 Feet Max.	Projection – No Wall Sign May Project More Than 12 Inches from the Outer Face of a Wall	Illumination
Sign 1	Proposed 82.50 SF (V)	Proposed 12 Feet (V)	Complies	Not Illuminated
Sign 2	Proposed 82.50 SF (V)	Proposed 12 Feet (V)	Complies	Not Illuminated

(NC) Existing Non-Conformities

(V) Variance required

(N/A) Not Applicable

- 1) A maximum wall mounted directional sign of 3 square feet is required, where 82.50 square feet is proposed for both Sign 1 and Sign 2 for the parking garage (Garage – Davis Ave. – Phase 2A). **A variance is required.**
- 2) A maximum directional sign mounting height of 8 feet is required, where 12 feet is proposed for both Sign 1 and Sign 2 for the parking garage (Garage – Davis Ave. – Phase 2A). **A variance is required.**

6. Site Plan Review

A. General Site Improvements

1. The following General Notes shall be added to the plan:
 - a. “All proposed improvements are in accordance with ADA requirements.”
 - b. “During construction, developer shall comply with solid wasted codes and public health nuisance codes.”
 - c. “No soil shall be removed from the site without the written approval of the Director of Engineering and Planning.”
 - d. “Any existing sidewalk damaged during construction will be replaced by the Applicant as directed by the Township Engineer.”

2. The Applicant shall provide testimony on compliance with the following:

- a. Ordinance Section 412.12.A. Table 4.1 – Loading Space requirements. **Applicant to provide testimony** with regard to all proposed loading area improvements.

Loading activities will remain in the same location south of the Harbor Parking Garage. Minor modifications to the loading dock access and layout are proposed to facilitate the East Addition improvements.

The Applicants plans indicate the temporary loading area and loading dock overhead protection during construction to maintain hospital deliveries and activities. The overhead protection will be a temporary structure that provides pathways to and from the existing hospital corridors.

During construction hours (7AM - 4PM), provided traffic control personnel shall maintain traffic flow for loading dock deliveries, staff, visitors, and construction traffic.

New line striping shall be installed to define the temporary measures for the temporary loading dock, parking, and drop-off areas. All temporary striping shall be restored to the current existing conditions upon completion of the East Addition.

- b. Ordinance Section 412.12.B requires a loading space of at least fifteen (15) feet wide by forty-five (45) feet long, with a height clearance of not less than fifteen (15) feet.

The Applicants plans indicate a loading space width of 11.33 feet. **A variance is required.**

- c. Ordinance Section 412.17.B states standard parking spaces shall measure nine (9) feet wide by eighteen (18) feet long. Handicapped parking spaces shall measure twelve (12) feet wide by eighteen (18) feet long.

The Applicant is proposing a standard parking space size of nine (9) feet in width by eighteen (18) feet in length, which conforms.

The Applicants plans indicate handicapped parking space size of eight (8) feet in width by eighteen (18) feet in length with adjacent five (5) foot and eight (8) foot access isles (van accessible). Our office notes the proposed accessible handicapped parking space is in compliance with ADA requirements. **Applicant to provide testimony.**

- d. Ordinance Section 412.17.C.2.(c) A security office and/or attendant area not to exceed 500 square feet in area may be located within the multi-level parking structure. **Applicant to provide testimony.**
- e. Ordinance Section 412.17.C.2.(d) requires the architectural design for the facades of parking structures shall incorporate features such as articulated parapet walls, ornamental projections, varied planter widths and similar items to add visual interest and improve the overall appearance of the structure as viewed from the street. **Applicant to provide testimony.**
- f. Ordinance Section 412.17.C.2.(e) requires adequate lighting shall be provided at all levels of a multi-level parking structure to ensure motorist and pedestrian safety and security. Bollard-style light fixtures are encouraged at the uppermost level of the structure to mitigate off-site light spillage. The maximum mounting height of a light fixture as measure from the uppermost level of the structure shall be twelve (12) feet.

The Applicant shall provide testimony with regard to the lighting plan for the parking garage uppermost level.

- g. Placement of HVAC Equipment – Any exterior equipment should be properly screened in accordance with Ordinance Section 503.D.
- h. The Applicant should be prepared to discuss the proposed height of the building as it relates to the surrounding structures.

B. Traffic Circulation and Parking

1. Utilizing, Ordinance Section 412.17.D Table 4.2, one (1) space per 300 square feet of gross floor area (Office) and three (3) spaces per bed (Medical Center) would be required to meet parking requirements.

The Applicant proposes 302,310 square feet of gross floor area, which requires 1,008 parking spaces, and 883 beds, which requires 2,649 parking spaces, for a total of 3,657 parking spaces. The Applicant also proposes a ten-story (114 feet) parking garage, containing 1,268 parking spaces. The project proposes additional 107 spaces on grade on the Neptune City parking lot (Block 115, Lot 2). The total parking spaces provided shall be 4,522 parking spaces (East Addition/Garage) and 4,419 parking spaces (West Addition). **A variance is required** to exceed parking by 20%. **Applicant to provide testimony.**

Overall Site Parking Requirements

Description			East Addition/Garage		East + West Addition/Garage	
	Existing Required	Existing Provided	Proposed Required	Proposed Provided	Proposed Required	Proposed Provided
Medical Center (3 Stalls/Bed)	(607 Beds) 1,821	3,387 Spaces	(607 Beds) 1,821	4,522 Spaces (V) (Including 1,268 spaces in proposed Garage)	(883 Beds) 2,649	4,419 Spaces (V) (Including 1,268 spaces in proposed Garage)
Hope Tower (1 Stall/300 sf)	(302,310 sf) 1,008		(302,310 sf) 1,008		(302,310 sf) 1,008	
Existing Davis Avenue Office Building (1 Stall/300 sf)	(54,072 sf) 181		0		0	
Total	3,010		3,010		3,657	

(V) Variance required

2. Ordinance Section 412.17.F states, a minimum not to exceed requirement for non-residential parking space coverage of 20% is required, where 50.3% space coverage is proposed (East Addition and Garage – Phase 2A). **A variance is required.**
3. Ordinance Section 412.17.F states, a minimum not to exceed requirement for non-residential parking space coverage of 20% is required, where 20.9% space coverage is proposed (West Addition – Phase 3). **A variance is required.**
4. The Applicants plans indicate the ADA stall parking quantity requirements for the proposed conditions as follows:

Accessible Stall Parking Requirements

East Addition and Garage		West Addition	
Accessible Stall Required	Proposed Accessible Provided	Accessible Stall Required	Proposed Accessible Provided
20 Stalls Plus 1 for each 100 over 1,000	24 (Proposed Garage) 20 (Harbor Garage) 24 (Surface Lots)	20 Stalls Plus 1 for each 100 over 1,000	24 (Proposed Garage) 20 (Harbor Garage) 28 (Surface Lots)
56 Accessible Stalls Required (4,522 Total Stalls Provided)	68 (Total Provided)	55 Accessible Stalls Required (4,419 Total Stalls Provided)	72 (Total Provided)

The Applicants plans indicate compliance with the quantity of ADA stall parking stalls required for the proposed East/West Addition and Garage.

5. All proposed site triangles and associated easements shall comply with the Township of Neptune regulations in accordance with Ordinance Section 520. **Applicant to provide testimony.**
6. The Applicant should be prepared to discuss the following:
 - a. Site deliveries unloading area and effects on traffic circulation and schedule time of deliveries (if any) and trash/recycling pick up.
 - b. Hours of operation and number of parking spaces needed for staffing.
 - c. Ordinance Section 514.B.1 states, all parking lots and loading areas shall be designed for the safety, control, efficient movement and convenience of motor vehicle circulation within a site. **Testimony should be provided** to address internal sight lines for the parking garage and drop-off areas.
4. The plans shall be submitted to the Neptune Township Fire Official to address fire lanes, proposed hydrants, hydrants connections (if required), directional markings and emergency access within the proposed site.

5. The Traffic Impact Report prepared by Stonefield Engineering dated February 7, 2025, concludes that the overall project will not have a significant impact on the adjacent roadway network upon completion of the East Addition (Phases 1 and 2). The six studied intersections for turning movements include the following:
 - a. NJ State Highway Route 33 and Westerly Site Driveway
 - b. NJ State Highway Route 33 and Easterly Site Driveway
 - c. NJ State Highway Route 33 and Davis Avenue
 - d. NJ State Highway Route 33 and Neptune Boulevard
 - e. Washington Avenue and Davis Avenue
 - f. Neptune Boulevard and Washington Avenue
6. Mitigation Measures have been recommended by the Applicant's Engineer for the Full-Build Condition (East and West; Phases 1, 2, and 3), specifically modifications to traffic signal phasing and equipment that will likely be proposed at the existing full-movement signalized driveway along Corlies Avenue. Improvements may include re-striping, revised signal timing and phase adjustments to provide operation at acceptable levels. The plans shall be revised to show all mitigation measures for each intersection, if applicable.
7. As reported within the Traffic Impact Report, the proposed project completion of the East Addition (Phases 1 and 2) will generate the following new trip generations:
 - A. 43 vehicle trips inbound and 22 trips outbound during the AM peak hour.
 - B. 25 trips inbound and 47 trips outbound during the PM peak hour.
 - C. 25 trips inbound and 26 trips outbound during the Saturday peak hour.
 - D. 25 trips inbound and 26 trips outbound during the Summer Saturday peak hour.

The Applicant shall address the loss of level of service for any turning movements and the effects it may have on the Neptune

Police Department & Municipal Complex for their emergency response capabilities and overall general traffic to the Municipal Complex's main entrance/exit on Davis Avenue. **Applicant to provide testimony.**

8. The Applicant should provide testimony regarding the need for NJDOT Permits for mitigation measures recommended along NJ State Highway Route 33.

C. Stormwater Management and Storm Drainage

1. The project disturbance is over 1 acre and the Applicant shall decrease existing impervious surfaces by 0.27 acres. The project must comply with NJDEP Best Management Practices with regard to erosion control, stormwater runoff quantity and TSS removal.
2. The Applicant has designed the stormwater management system to address the NJDEP BMP Manual and Neptune Township Stormwater Management Ordinance Section 528. The proposed stormwater design serves to match the existing drainage patterns to the maximum extent practical. The design maintains the existing stormwater management devices onsite by matching the area flowing into the underground detention basin and matching or eliminating the vehicular surface area conveyed to onsite water quality structures.
3. The existing systems have been designed to address the one-year water quality storms for impervious surfaces. Larger storms will bypass the treatment device and enter the underground drainage system and control discharge downstream through existing drainage system. The Applicant shall provide testimony regarding compliance with performance standards.
4. The property is located within the New Jersey State Planning Area PA-1 (Metropolitan), and it is immediately adjacent to a former landfill. The Applicant has secured a closure permit for the landfill area. In compliance with NJDEP Best Management Practices for groundwater recharge, the Applicant is not required to provide recharge under NJDEP 7:8-5.4(a) 2ii which does not require recharge within "Urban Redevelopment Area". This is also in

compliance with Neptune Township's Stormwater Ordinance Section 528.3:F.b (3) a with regards to areas of high pollutant loading.

5. The drainage system ultimately discharges to an existing culvert tributary to Alberta Lake. The Applicant shall address how the project will comply to preserve and maintain special water resources protection areas.
6. Under Ordinance Section 528.F.1.B.(3).c.(1), the Applicant shall provide testimony on compliance with the 2, 10 and 100 year pre vs. post construction stormwater runoff rates per N.J.A.C. 7:8-5:6(b)1.
7. Per Ordinance 07-11 Section 530, the Applicant will be required to establish a maintenance fee for the stormwater management system. The fee is in accordance with the NJPDES Municipal Stormwater Management Regulation Program annual reporting and certification process.
8. The following maps (11"x17") shall be provided within the Stormwater Maintenance Manual:
 - a. Grading Plan
 - b. Drainage and Utility Plan
 - c. Landscape Plan and details
 - d. Soil Erosion Seeding Notes
 - e. Outlet Control Structure and basin details
 - f. Manufactured Treatment Device
9. The following notes shall be added to the Grading and Drainage Plan:
 - a. Stormwater management facilities shall be regularly maintained to insure they function at design capacity and to prevent health hazards associated with debris buildup and stagnant water.
 - b. Responsibility for operation and maintenance of the stormwater facilities, including periodic removal and disposal of accumulated particulate material and debris, shall remain with the owner or owners of the property. Maintenance shall follow the operations maintenance

manual approved by the Neptune Township Planning Board.

- c. In the event that the facility becomes a danger to public safety or public health, or if it is in need of maintenance. The owner shall affect such maintenance and repair of the facility in a manner that is approved by the Township Engineer.

D. Utilities

1. The Applicant has provided the following proposed utility schematics within the Utility Plan Sheet:
 - a) 8" Fire Water service
 - b) Sewer Lateral service
 - c) Electrical/Mechanical/Communication Services
(to be verified via test pits and coordinated with proposed design)
2. The Applicant shall provide testimony and construction details with regard to housing for the domestic and fire backflow preventers.
3. The Applicant should obtain approval from New Jersey American Water Company to confirm proposed connection and capacity for the proposed east/west additions and garage (if applicable).
4. With regard to sanitary sewer improvements the applicant shall comply with the following:
 - a. The Applicant should obtain Township of Neptune Sewerage Authority (TNSA) approval for proposed sewer connection. The Applicant shall address potential connection issues to the existing sanitary sewer which discharges to NJSH Route 33. Specific issues of structural integrity and projected flows shall be addressed with the Sewerage Authority.
 - b. Flow calculations should be provided for the facility, to ensure permit compliance with the New Jersey Department of Environmental Protection (NJDEP) and TNSA.

- c. The Applicant should consider the location of the proposed connection to the existing sanitary sewer infrastructure within the Route 33 corridor. Recent and historical sewer blockages and capacity issues indicate that connection should be avoided within the sewer main on Route 33 between Neptune Boulevard and Union Avenue.

E. Environmental Impact

1. The Applicant has provided an Environmental Impact Statement in compliance with the Township of Neptune Land Development Ordinance No. 4-23; Section 2 entitled “Environmental Impact Statement”. The Applicant shall provide testimony with regard to the following:
 - a. Address the removal of debris from the site with regard to the demolition of the Davis Avenue Medical Office Building and the removal of the Existing Oxygen Tank and Underground Storage Tank. Testimony should address underground piping and foundation removal.
 - b. Testimony shall be provided to address the existing landfill area closure.
 - c. Testimony shall be provided to address recycling and solid waste disposal for the site.
2. The Applicant shall also provide testimony to address related key elements of the Environmental Impact Statement with regards to noise, lighting, air pollution and impacts of water quality from the proposed parking lot.

F. Lighting and Landscaping

1. Testimony to be provided for proposed lighting and to indicate how existing lighting on the site shall be utilized.
2. The following notes shall be added to a Lighting Plan:
 - a. Security lighting with timers shall be provided on all or a portion of the site reducing the average illumination to the minimum requirements of the Ordinance within one hour after close of business or before midnight, whichever occurs earlier.

- b. The use of high-pressure sodium lighting shall be prohibited for all fixtures.
 - c. All lighting shall provide for non-glare lights focused downward.
- 3. The Applicant shall address average parking illumination for the roof top parking garage per Ordinance Section 511.G.
- 4. The following notes shall be added to the Landscape Plan:
 - a. “Only nursery-grown plant material shall be utilized” per Ordinance Section 509.E.
 - b. “All landscaped areas shall be well maintained and kept free of all debris, rubbish, weeds, tall grass, other overgrown conditions and the storage of any equipment or materials” per Section 509.E.
- 5. The Applicant shall revise the landscaping plans and planting schedule to address the following:
 - a. Per Ordinance 509.G – The planting schedule shall be revised to indicate any fall planting hazards.
- 6. A tree removal permit shall be obtained from the Township Conservation Officer prior to any tree removal. Applicants’ compliance with replacement tree requirements shall be provided during testimony.

7. Conditions of Approval

- A. NJDOT Access/ Highway Occupancy Permits
- B. Monmouth County Board
- C. Freehold Soil Conservation District
- D. New Jersey American Water
- E. Neptune Township Developers Agreement
- F. Neptune Township Sewer Department
- G. Neptune Township Tree Removal Permit/Replacement Trees
- H. Neptune Township Fire Official
- I. Neptune Township Stormwater Management Maintenance Fee
- J. The Applicant shall secure all county permits, for road opening, water, sanitary, gas, and electric.
- K. Performance guarantees and engineering inspection fees

- L. Payment of Affordable Housing Contribution in accordance with Ordinance Section 1001

Please be advised that additional comments may follow upon completion of testimony and/or submission of further revisions by the Applicant.

Should you have any questions or require additional information regarding this matter, please contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer Beahm, P.P.
Planning Board Planner



Peter R. Avakian, P.E.
Planning Board Engineer

JOG

cc: Kristie Dickert, Zoning Officer
Mark Kitrick, Esq., Board Attorney
Jennifer Krimko, Esq., Applicant's Attorney
Mario Iannelli, P.E, Applicant's Engineer
Christine Nazzaro-Cofone, P.P., Applicants Planner
Jersey Shore University Medical Center, Applicant
(Hackensack Meridian Health)

NTPB/25/25-04