

MAJOR SITE PLAN REVIEW MEMORANDUM

DATE: May 14, 2008

TO: ABSECON CITY PLANNING BOARD

FROM: ROBERT L. REID, AICP, P.P., Board Planner

SUBJECT: **CONDITIONS COMPLIANCE OF FINAL SITE PLAN APPROVAL**
The Pinnacle Club at Absecon, Norex Construction Corp.
(Formerly –Absecon Seniors, LLC)
BLOCK 161, LOT 1
RLR Project No. ABS 0015.01

On May 9, 2008 there was a meeting on-site to discuss items listed in my review memorandum dated February 29, 2008. The purpose of the meeting was to allow the board professionals to offer guidance to the Applicant / Developer and their professionals and to discuss outstanding items listed in the said memorandum. The Applicant / Developer, The Pinnacle Club at Absecon, Norex Construction Corp. were represented by Mark Bergman and John Clark. The Applicant / Developer's professionals included Ronald Curcio, PE and Terrence Combs, PP.

The following is a summary of the discussion.

Mr. Bergman presented a photo rendering of the building under construction depicting a railing superimposed over existing windows to simulate balconies. I explained that the simulation of the appearance of balconies would not be adequate. The purpose of the balconies was not just for aesthetics, the balconies are to provide private outdoor open space for each unit. Mr. Bergman agreed to add cover porches were practical. I requested that the project architect meet with me to discuss the addition of the covered porches before the formal submission for review.

Mr. Bergman suggested that we consider the individual common areas on each floor of the building be used as the common area in lieu of providing the common space originally approved by the Board. The suggested area is the additional portion of the building that was added during the construction phase. This area is to be the future connection for the two wings of the building. Each area is approximately 400 SF on each floor. I explained that this was not adequate to replace the common space originally approved by the Board.

Mr. Combs briefly shared a draft phasing plan to me. It was not reviewed in detail. I suggested that he work with the project architect to develop the phasing plan. A phasing plan should include phase one as a stand-alone site development plan. The phase one plan should include a stand-alone community building or a portion of the south wing of the building with common elements. A second plan should depict phase one and phase two (The entire 77 unit building). A third phase three plan should depict townhouses on Church Street. The first and second phasing plans should assume the later phase will never be constructed. All site improvements should be depicted on each plan. Landscaping design should be enhanced to allow for additional plantings in areas of future phases of building construction. All disturbed areas should be stabilized in accordance with soil erosion standards.

The construction staging plan for each phase of development should be a separate plan depicting the separation of vehicle and pedestrian movements; resident and construction activity separation; stock piles of materials and equipment storage, construction parking, traffic control; etc. Also refer to prior review memorandum for additional detail.

It was recommended that the Applicant / Developer direct their professionals to address each outstanding item on a point by point basis in writing along with revised detailed site development plans. It is suggested that the developer's professionals meet with me prior to the formal submission.

Mr. Combs ask what type of application would be required and what fees would be appropriate. The application is an amendment to the original site plan application. Our fee schedule does not address fees for amended applications. I e-mailed the developer with fee information for a preliminary site plan application.

My review memorandum of February 29, 2008 remains unchanged with the exception of the added detail above. It is understood that the recommendations stated herein are subject to the Planning Board's review and the other board professionals' review.

Additional recommendations and / or modifications to the above recommendations may be offered as we work through each issue with the developer.

CC: Michael J. Blee, Esq, City Attorney
Michael Fitzgerald, Esq., Board Attorney
Alexander J. Litwornia, P.E. Board Traffic Engineer
Andrew Previti, P.E., Board Engineer
Tina Lawler, Board Secretary
Mark Bergman, Pinnacle Club at Absecon, Developer
Steven M. Garber, Esq., Attorney for Norex Construction Corp.
James Stewart, Absecon Seniors, LLC, Original Applicant
Edward Brady, PE
Michael O' Hagan, Construction Official
John Randolph Parry, Jr., RA
Ronald Curcio, PE
Terrance Combs, PP