

MAJOR SITE PLAN REVIEW MEMORANDUM

DATE: June 3, 2008

TO: ABSECON CITY PLANNING BOARD

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

SUBJECT: Summary of Meeting with Applicant on 5/30/08.
CONDITIONS COMPLIANCE OF SITE PLAN APPROVAL
The Pinnacle Club at Absecon
BLOCK 161, LOT 1
RLR Project No. ABS 0015.01

The following is a summary of a meeting with representatives of the Pinnacle Club at Absecon at Adams Rehmann and Heggan (ARH) on 5/30/08.

The purpose of the meeting was to provide information and guidance to assist the applicant with the re-submission of revised site plan and architectural plans to legalize architectural changes and site improvement changes made without approval from the Planning Board.

The following is a list of attendees: J. Randolph Parry, applicant's architect (JP); John Clark, Pinnacle (JC); Terry Combs, PP, applicant's planner (TC); and Robert L. Reid, Board Planner (RLR)

RLR provided copies of the Submission Instructions, Preliminary and Final submission checklist; list of board members, list of scheduled dates for Planning Board meetings for 2008.

There was a discussion regarding phasing. RLR stated that it would be preferred that the entire 77 unit building be constructed at the same time as previously approved. The applicant has the burden to demonstrate to the Planning Board that the phasing of the project is in the best interest of the community. RLR stated that proposed phase 1 will be reviewed as if phase 2 (the south wing with 37 units and amenities) will never be constructed. A phasing plan depicted phase 1 will include the 40 unit portion of the building, the main parking lot, the alternate phase 1 stand-alone clubhouse building.

There was a discussion regarding the previously approved roof top deck. The applicant felt that use will be limited with the roof deck being located on the third floor level. RLR stated that if the roof deck was not to be constructed it needed to be replaced with another amenity. RLR suggested that the ground level patio proposed on New Jersey Avenue be expanded into a plaza that would extend to New Jersey Avenue, continue around the building to School Street and surround the large tree. Also plaza would wrap around the building to the proposed covered drop-off area at the main building entrance. This plaza would be depicted on the phase 1 plan as an alternate for phase 1 with the stand alone clubhouse and also part of the completion of the 77 unit building in phase 2. All in attendance agreed.

JP presented an elevation of the existing building with cantilevered balconies without columns or roof. RLR recommended that the balconies be revised to include columns and roof as previously approved. All in attendance agreed.

JP presented an elevation of alternate phase 1 clubhouse which would be constructed only in the event that phase 2 would never be constructed. The architectural design appeared to be acceptable.

The timetable for the construction of phase 2 or alternate phase 1 was discussed. Several timetables were discussed. One suggestion was that phase 2 or alternate phase 1 construction must be started within 2 years of the first CO or TCO issued for the building now under construction. The construction of the alternate phase 1 clubhouse must be completed within one year of construction permit being issued.

JP elevation of the existing building included the addition of siding and windows on each floor in the plywood covered wall that faces New Jersey Avenue. The proposed windows now will permit natural light into the common space proposed as an alternate in phase 1.

JC asked if they could direct JP to start construction plans of the retrofit balconies and be permitted to start their construction. RLR suggested that the applicant put in writing their intentions to modify the architecture and site improvements as discussed today.

Scheduling was discussed. The Applicant intends to submit in advance to allow for adequate time to review for completeness for the June 24, 2008 Planning Board meeting. Provided the submission is deemed complete at the June meeting, the application will be placed on the agenda for the July meeting for consideration of approval.

RLR asked the applicant to address all comments in prior review memos in writing as part of the submission. RLR reminded attendees that the final decision on what is discussed in informal meetings remains with the Planning Board. RLR asked to meet again next week to review progress. All agreed. The next meeting will be on Friday 6/6/08 at 1 PM at ARH.

For additional detail on inconsistencies refer to prior memos each of which are available online at www.abseconplanner.com.

CC: Tina Lawler, Board Secretary
Michael Fitzgerald, Esq., Board Attorney
Andrew Previti, P.E., Board Engineer
Michael J. Blee, Esq, City Attorney
Mark Bergman, Pinnacle Club at Absecon, Developer
John Clark, Director of Construction
Michael O' Hagan, Construction Official
John Randolph Parry, Jr., RA
Terrance Combs, PP