

MAJOR SITE PLAN REVIEW MEMORANDUM

DATE: June 9, 2008

TO: ABSECON CITY PLANNING BOARD

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

SUBJECT: Summary of Meeting with Applicant on 6/6/08.
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 6/6/08.

The purpose of the meeting was to review draft work in progress plans and to continue 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)

TC presented a phase 1 improvement plan dated 10/24/08 for cursory review. The plan depicted a stand alone clubhouse with an expanded patio as alternate phase 1. The expanded patio surrounding the clubhouse building was enlarged to replace the roof top deck area originally approved.

JP presented a draft floor plan and elevation plan of the Alternate phase 1 clubhouse dated 5/30/08 for cursory review. JP also presented draft floor plans and elevations of the north and south wing of the 77 unit building (second floor only) for cursory review. The plan depicted balconies with small square posts rather than larger round columns; without a roof on the top floor; and without a deck or patio on the first floor as proposed on the original approved plans. There was a discussion regarding the balconies. RLR stated that it is recommended that the revised plans be as close to resembling the original plans approved. The original approved plans included 15 ground level decks or patios. The mitigation for the removal of the first floor patios / desk was discussed. It was suggested that the enlarged patio area around the stand alone clubhouse to be expanded to a plaza to add the area of the 15 ground level decks/ patios.

There was a discussion regarding phasing. It was suggested that phase 1 include the 40 unit portion of the 77 unit building under construction; an outdoor patio area with a trellis just off the temporary main entrance; walkways on New Jersey Avenue, School Street, and Church Street. Alternate phase 1 would include the stand alone clubhouse; the plaza area; additional landscaping in the area of the future phase 2 - 37 unit portion of the 77 unit building; and additional landscaping between Church Street and the 40 unit – 4 story building.

Again, JC asked if they could direct JP to start construction plans of the retrofit balconies and be permitted to start their construction. Again, RLR suggested that the applicant put in writing their intentions to modify the architecture and site improvements as discussed on 5/30/08 and 6/6/09.

Scheduling was discussed again. 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. The applicant indicated that they may ask that detailed engineering be deferred as a condition of approval due to the time constraints.

RLR asked the applicant to address all comments in prior review memos in writing as part of the submission. RLR asked for a table be prepared for review with an inventory of the common space amenities as now proposed and previously approved for comparison. RLR reminded attendees that the final decision on what is discussed in informal meetings remains with the Planning Board.

RLR will meet with TC to review draft work in process plans and inventory of the common space amenities next week.

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