

MAJOR SITE PLAN REVIEW MEMORANDUM

DATE: June 16, 2008

TO: ABSECON CITY PLANNING BOARD

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

SUBJECT: Summary of Meeting with Applicant on 6/13/08.
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 6/13/08.

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: John Clark, Pinnacle (JC); Terry Combs, PP, applicant's planner (TC); and Robert L. Reid, Board Planner (RLR)

TC presented a working draft of the phase 1 improvement plan 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 and the 15 ground level decks/ patios originally approved and has added an outdoor patio area with a trellis just off the temporary main entrance to 40 unit portion of the building. TC asked if the applicant could repair the existing concrete sidewalk along School Street and Church Street rather than install new sidewalk in accordance with the approved plans. RLR stated that there may not be adequate space between the existing curb and trees to allow for a walkway along the curblin. Adequate walkways must be provided and the internal pedestrian path must be connected to Church Street for public safety.

TC asked if the applicant could defer the requirement to provide a current survey of the subject property. RLR stated that since the prior survey substantial physical improvements have been made to the site and the adjoining streets, an accurate current survey is required to depict the property as it is today. The building under construction and the parking lot is not what the planning board approved. There is a concrete utility box in what appears to be in the location of the proposed plaza. The light fixtures appear to be in a different location than what was approved. The internal walks are different from what the Board approved. We will need the actual inventory and location of installed site improvements. The requirement for a current survey could be deferred. It should not to waived. This plan should be the base plan of the site plan to allow the design engineer to tie in the proposed site improvements to the installed improvements. The updated topographic survey depicting existing as-built conditions can reference a prior outbounds prepared by the surveyor. However, be advised that the surveyor must review title work on the property and must update the outbounds to inventory and depict all recorded easements required as part of the

original approval. Confirmation that the actual deeds of easements have been filed must be provided.

The actual size of the first floor patios / deck originally approved was discussed. RLR provided an inventory of the size of the previously approved areas are as follows:

Roof deck is approx. - 1,782 SF
Outdoor sitting area / patio around building – 1,670 SF
Individual ground level patios/ decks – 1,008 SF

The new proposed plaza area for alternate phase 1 and /or phase 2 should be at least 4,460 SF

TC requested a copy of RLR worksheet to review how 1,008 SF was determined for Individual ground level patios/ decks previously approved.

The work in progress draft architectural plans were discussed. RLR estimated that the previously approved “Common Space” area in the first floor of the building was approximately 2,700 SF (outside dim.). The previously approved balconies were 6’ x 12’ with large round columns, not small square posts. The plans should be modified.

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 again that the applicant to address all comments in prior review memos in writing as part of the submission. RLR asked for a table to 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.

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
Terry Dolan, City Administrator
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

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