

**MAJOR SITE PLAN REVIEW MEMORANDUM**

**DATE:** December 5, 2008

**TO:** ABSECON CITY PLANNING BOARD

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

**SUBJECT:** Compliance with Conditions of Approval  
Site Plan Review #3  
The Pinnacle Club at Absecon  
(Formerly –Absecon Seniors, LLC)  
BLOCK 161, LOT 1  
Project No. ABS 0015.01

**Background**

On October 14, 2008 the Absecon City Planning Board granted Preliminary and Final Site Plan Approval including variances, with conditions. The details of the conditions of approval are listed in the Prior Approval Checklist dated 12/4/08, the Decision and Resolution dated 10/28/08 and the review memorandums from the Board professionals. More specifically, the applicant requested and received approval of modifications to architectural features originally approved on 5/24/2005 and 11/22/2005. The approval granted included a 77 unit building and all site improvements in phase one and the 8 townhouse units in phase two. The Planning Board granted site plan approval to allow the project to continue the construction. The approval granted is subject to the applicant addressing all outstanding comments in the review memorandums. The approval also included authorization for the applicant to re-activate and / or submit applicable construction permit applications to the Construction office to allow the applicant to immediately address life safety requirements; provide adequate electric service; provide for adequate heating and cooling systems; activate the fire suppression system in the building under construction; and the construction foundations for the south wing of the building and the townhouses.

**Documents Reviewed****Documents Received 11/13/08:**

Architectural Plans prepared by J. Randolph Parry, Architects  
Consisting of:

<u>Item No.</u>	<u>Description</u>	<u>Date</u>
SK -21	Demo Plans-North Wing	10/24/08
SK -22	Plans- North Wing	10/24/08
SK -23	Plans- North Wing	10/24/08

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SK -24	Roof Framing Plans – North Wing	10/24/08
SK-25	Elevations -North Wing	10/24/08
SK-26	Balcony Details	10/24/08
CS	Cover Sheet	10/31/08
LS-1	Life Safety Plans	10/31/08
A-1.0	Foundation Plan	10/31/08
A-1.1	Building Floor Plans	10/31/08
A-1.2	Building Floor Plans	10/31/08
A-1.3	Building Floor Plans	10/31/08
A-1.4	Roof Plan	10/31/08
A-2.1	Building Elevations	10/31/08
A-2.2	Enlarged Plans	10/31/08
A-2.3	Enlarged Unit Plans	10/31/08
A-2.4	Enlarged Unit Plans	10/31/08
A-2.5	Unit Kitchen Elevations	10/31/08
A-2.6	Unit Kitchen Elevations	10/31/08
A-2.7	Public Bathroom Details	10/31/08
A-2.8	Interior Elevations & Details	10/31/08
A-2.9	Balcony Plans & Details	10/31/08
A-3.1	Building Sections	10/31/08
A-3.2	Building Sections	10/31/08
A-3.3	Wall Sections & Details	10/31/08
A-3.4	Stair Details	10/31/08
A-3.5	Stair Details & Front Porch Details	10/31/08
A-3.6	Elevator Details	10/31/08
A-3.7	Sections & Details	10/31/08

A-4.1	Room Finish Schedules	10/31/08
A-4.2	Door and Window Schedules	10/31/08
A-5.1	1 <sup>st</sup> & 2 <sup>nd</sup> Floor Ref. Ceiling Plans	10/31/08
A-5.2	3 <sup>rd</sup> & 4 <sup>th</sup> Floor Ref. Ceiling Plan	10/31/08

**Documents Received 11/3/08:**

Summary of Conditions of Trees  
prepared by Michael DelGuercio of Mike's Tree Service, Inc., dated 10/20/08.

**Documents Received 11/21/08:**

Report prepared by Mark Petitgout, Certified Arborist  
of Atlantic Arborists, LLC, dated 11/19/08

Tree Summary prepared by Ellen Collins, RA, dated 11/21/08.

Sketch of Existing Tree Layout which coincides with Tree Summary, no date.

**Consistency Review of Architectural Plans**

On November 13, 2008, I met with the project architects and Michael O' Hagan to discuss the construction permitting process and to review the construction plans for consistency with the plans approved by the Planning Board.

**Review of Arborists Report**

I reviewed the Summary of Conditions of Trees prepared by Michael DelGuercio of Mike's Tree Service, Inc., dated 10/20/08. Report recommends two trees be removed immediately for safety reasons and five others be removed due the poor condition of the trees. The report recommended that twelve of the trees be properly pruned.

On November 17, 2008 I met with the representative of the applicant, Ellen Collins, RA and Mark Petitgout, Arborist on-site to review the condition of the trees. At that meeting Mr. Petitgout voiced his concern for the condition of many of the trees.

I reviewed the report prepared by Mark Petitgout, Certified Arborist of Atlantic Arborists, LLC, dated 11/19/08, the Tree Summary prepared by Ellen Collins, RA, dated 11/21/08 and the Sketch of Existing Tree Layout which coincides with Tree Summary, no date. The report recommends that of the twenty-seven trees that exists at the site - four trees be removed immediately for safety reasons, five others be removed because they are dead, and five others be removed due the poor condition of the trees. The report recommended that eight of the trees be properly pruned.

## **Recommendations**

1. The construction plans listed above have been reviewed and are consistent with the representations made at the October 14, 2008 Planning Board meeting and the plans as approved by the Planning Board.
2. The applicant is required to provide construction plans of the townhouse buildings depicting individual front porches for review prior to a construction permit being issued.
3. The applicant should try to save a 34" oak and 24" oak on Church Street with pruning as well as the 44" white oak near NJ Avenue. (It is understood that there is no guarantee that the trees will survive.)
4. The 27" oak tree at the east property line should be provided with a tree well as discussed at the site with the applicant's representative.
5. The applicant should provide a modified landscaping plan that take in consideration the large tree removal recommended by the arborist and the recommendations made by the arborist in his report dated 11/19/08.
6. Parke Bank made the representation that they have taken control of the project in accordance with rights under the loan documents. A condition of approval was that the applicant is to provide documentation verifying such authority.
7. Applicant must address each outstanding item in the prior review memorandums, Prior Approval Checklist and Decision and Resolution in writing.
8. Additional recommendations and / or modifications to the above recommendations may be offered in response to applicant's written response to each outstanding comment in prior review memorandums.

CC: Andrew Previti, P.E., Board Engineer  
Michael Fitzgerald, Esq., Board Attorney  
Vito S. Pantilione, President & CEO, Parke Bank  
Anthony Cappuccio, Boardwalk Design & Development  
Jack Parry, Architect  
Tom Sykes, Architect  
Edward Brady, PE  
Michael J. Blee, Esq, City Attorney  
Terry Dolan, City Administrator  
Michael O' Hagan, Construction Official  
Butch Stewart, Absecon Fire Chief