

**MAJOR SITE PLAN REVIEW MEMORANDUM**

**DATE:** July 11, 2008

**TO:** ABSECON CITY PLANNING BOARD

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

**SUBJECT:** Review of Construction Plans # 2  
CONDITIONS COMPLIANCE OF SITE PLAN APPROVAL  
The Pinnacle Club at Absecon  
BLOCK 161, LOT 1  
RLR Project No. ABS 0015.01

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As directed by the Planning Board, I reviewed architectural plans provided by the project architect on 7/11/08. It is my understanding that the plan referenced below is on file with the Absecon City Construction Office. The purpose of this is to review the construction plans for consistency with the approval granted by the Planning Board.

The plans submitted for the construction are for proposed decks for the second, third and fourth floor of the portion of the building now under construction. It is not clear as to the number of the decks proposed.

The following is a list of sheets reviewed:

Sheet No.	Title	Date
SK-11	Unit Balcony Plans	June 25

The applicant is proposing 4' X 8' (32 SF) and 4' X 9' 6" (38 SF) decks with 6" x 6" posts on the second, third and fourth floors. No decks are proposed on the first floor. No roof is proposed on the fourth floor deck. The deck area now proposed is less than size of a standard sheet of plywood considering this area includes the post and railing areas.

The plans approved by the Planning Board depicted 6' x 12' (72 SF) decks with large round columns and roofs.

It appears that the plans are inconsistent with the original plans as approved by the Planning Board. The Construction Official should not accept the plans as submitted for review for a construction permit.

The applicant needs to submit revised deck plans that depict the roofed decks originally approved by the Planning Board or submit an application to amend the prior site plan approval.

For additional detail on inconsistencies refer to my review memos available on my website at:  
[www.abseconplanner.com](http://www.abseconplanner.com).

CC: Tina Lawler, Board Secretary  
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