

MAJOR SITE PLAN REVIEW MEMORANDUM

DATE: August 22, 2008

TO: ABSECON CITY PLANNING BOARD

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

SUBJECT: Completeness Review # 3
The Pinnacle Club at Absecon
(Formerly –Absecon Seniors, LLC)
BLOCK 161, LOT 1
Project No. ABS 0015.01

BACKGROUND

The previous applicant, Absecon Seniors, LLC was granted Preliminary Site Plan approval with conditions on May 24, 2005. Final Site Plan approval was granted with conditions on November 22, 2005. Approval included the demolition of the former Marsh Elementary School on New Jersey Avenue and the construct of an age-restricted housing complex consisting of a seventy-seven (77) unit apartment/condo building and two - four (4) unit townhouse buildings along with ninety-four (94) parking spaces.

The current owner /applicant, Pinnacle Club at Absecon, LLC is requesting an amendment to the prior approval referenced above. The applicant is requesting permission to construct the previously approved 77 unit building in two phases. The portion of the building currently under construction (proposed phase 1) consists of 40 units interim common amenities; Proposed Phase 2 consists of 37 units and common amenities modified from the original common amenities previously approved. Also, the applicant is proposing offer an Alternate phase for a clubhouse building in the event that the proposed Phase 2 of the 77 unit is not constructed within a reasonable timeframe.

The following documents were reviewed to determine if the applicant has submitted adequate documentation to permit preliminary site plan review.

Documents Received 7/3/08:

Item No./ Sheet No.	Description	Date
	Correspondence prepared by Adams, Rehman & Heggan	07/02/08
	Application For Land Development	07/02/08
	IRS W-9 Form	07/02/08
	Site Engineering Plans prepared by Adams, Rehman & Heggan consisting of:	
1 of 7	Cover Sheet	06/19/08
2 of 7	Phase 1 Improvement Plan	06/19/08
3 of 7	Phase 2 Improvement Plan	06/19/08
4 of 7	Phase 2 Construction Sequencing Plan	06/19/08
5 of 7	Phase 3 Improvement Plan	06/19/08
6 of 7	Phase 3 Construction Sequencing Plan	06/19/08
7 of 7	Detail Sheet	06/19/07
	Architectural Plans prepared by J. Randolph Parry Architects consisting of:	
SK 01	First Floor and Second Floor Plans – North Wing	06/25/08
SK 02	Third and Fourth Floor Plans – North Wing	06/25/08
SK 03	North Wing Elevations	06/25/08
SK 04	Phase 1 – Alternate Clubhouse Plan and Elevations	06/25/08
SK 05	First Floor and Second Floor Plans – South Wing	06/25/08
SK 06	Third and Fourth Floor Plans – South Wing	06/25/08
	Documents Received 7/11/08:	
SK 11	Unit Balcony Plans and Details	06/25/08

Documents Received 8/1/08:

	Correspondence prepared by Adams, Rehman & Heggan	07/30/08
	Comparison Of Amenity Improvements	no date
#18170	Copy of Check in the Amount of \$ 4,897.50 - Applic. Fee	08/01/08
#18171	Copy of Check in the Amount of \$ 6,000.00 – Review Escrow	08/01/08
	Site Engineering Plans prepared by Adams, Rehman & Heggan consisting of:	
1 of 7	Cover Sheet	07/30/08
2 of 7	Phase 1 Improvement Plan	07/30/08
3 of 7	Phase 2 Improvement Plan	07/30/08
4 of 7	Phase 2 Construction Sequencing Plan	07/30/08
5 of 7	Phase 3 Improvement Plan	07/30/08
6 of 7	Phase 3 Construction Sequencing Plan	07/30/08
7 of 7	Detail Sheet	06/19/07
	Architectural Plans prepared by J. Randolph Parry Architects consisting of:	
SK 01	First Floor and Second Floor Plans – North Wing	07/24/08
SK 02	Third and Fourth Floor Plans – North Wing	07/24/08
SK 03	North Wing Elevations	07/24/08
SK 04	Phase 1 – Alternate Clubhouse Plan and Elevations	07/24/08
SK 05	First Floor and Second Floor Plans – South Wing	07/24/08
SK 06	Third and Fourth Floor Plans – South Wing	07/24/08
SK 07	South Wing Elevations	07/24/08

Documents Received 8/15/08:

Public Offering Statement , Master Deed and by Laws
Pinnacle Club at Absecon **(Unfiled copy)** 12/09/06

Documents Received 8/20/08:

1 of 1 As Built Survey of Block 161, Lot 1, prepared by
Adams, Rehman & Heggan 08/18/08

Documents Received 8/21/08:

Updated Application For Land Development 08/20/08

SK 11a Unit Balcony Plans and Details 07/24/08

NJ Dept. of Community Affairs , Division of Codes and Standards
Pinnacle Club at Absecon Registration 11/08/07

Architectural Plans prepared by J. Randolph Parry
Architects to accompany Condominium documents for filing
consisting of: **(Unsigned copies)**

C-1 Basement Plan 12/20/06

C-2 First Floor Plan 12/20/06

C-3 Second Floor Plan 12/20/06

C-4 Third Floor Plan 12/20/06

C-5 Fourth Floor Plan 12/20/06

COMPLETENESS REVIEW

Attached is "Exhibit A1" - Major Site Plan Checklist (Preliminary). This application has been reviewed for completeness in accordance with the above. The numbered items below directly correspond to items in the Preliminary Site Plan checklist (Exhibit A1):

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|-----|---------------------------------|---|
| 7. | Proof of public notice | Applicant required to provide evidence of proper notice prior to public hearing. |
| 8. | Planning Board Approval Block | Applicant's professional required to revise on cover sheet as condition of approval. |
| 16. | Site Engineering Plans | Recommend Detailed Grading and Drainage be a condition of Preliminary Approval. |
| 17. | Soil Erosion Plan | Recommend Detailed Soil Erosion Plan be a condition of Preliminary Approval. |
| 19. | Stormwater Management | Recommend Stormwater Management be a condition of Preliminary Approval. |
| 21. | Environmental Impact Statement. | Recommend Waiver |
| 23. | Block Model | Recommend waiver |
| 24. | Status of Approvals | Recommend Status of Approvals be a condition of Preliminary Approval. |

COMPLETENESS REVIEW NOTES (Preliminary)

1. Applicant is required to provide evidence of proper notice prior to public hearing. (Item 7)
2. Items 8, 16, 17, 19 and 24 can be deferred subject to the Planning Board's approval.
3. Items 21 and 23 can be waived subject to the Planning Board's approval.
6. The Public Offering Statement and Master Deed along with floor plans as filed should be provided. This item should be provided prior to the completion of the Preliminary Site Plan review.

RECOMMENDATION

The application can be deemed conditionally complete from a planning perspective. Completeness is subject any comments from the Board Engineer and the Planning Board granting requested waivers listed above.

Additional recommendations and / or modifications to the above recommendations may be offered as we review the application package for preliminary site plan.

CC: Andrew Previti, P.E., Board Engineer
Michael Fitzgerald, Esq., Board Attorney
Mark Bergman, Applicant
Terry Combs, PP, Applicants Planner
Edward A. Penberthy, Esq., Attorney for Original Applicant
Michael J. Blee, Esq, City Attorney
Terry Dolan, City Administrator
Michael O' Hagan, Construction Official