

MAJOR SITE PLAN REVIEW MEMORANDUM

DATE: September 18, 2008

TO: ABSECON CITY PLANNING BOARD

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

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

BACKGROUND

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. The approval included the granting of several variances. Variance relief granted included building length, parking, front yard setback and building coverage. Approval included the demolition of the former Marsh Elementary School and construct an age-restricted housing complex consisting of eight (8) townhouses in two separate buildings and seventy-seven (77) apartment units in one building along with ninety-four (94) parking spaces. The architectural plans included 58 private balconies / decks and common areas consisting of a covered drop-off area with entrance foyer, Large entrance lobby area with front desk, two (2) elevators, management offices, common ADA restroom, common space – multipurpose room (approximately 2,500 SF), outdoor patio with seating for forty-eight (48) people at twelve (12) tables, and large common roof deck area (approx. 1,800 SF) with seating for forty (40) people at ten (10) tables over the common multipurpose room area. In addition to the open space common amenities graphically depicted on the architectural plans submitted, the applicant provided testimony stating that gathering places with card rooms and exercise equipment was part of the typical common amenities that would be provided for the residents.

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 with added and 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 for preliminary site plan approval.

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):

- | | | |
|-----|---------------------------------|---|
| 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.

The application was deemed conditional complete on August 26, 2008, subject to the applicant complying with the deferred items listed above.

SUMMARY OF MODIFICATIONS

Currently the applicant is constructing a portion of the apartment building. The building under construction consists of the following:

First floor- Eleven (11) apartments
Small interim lobby area with one (1) elevator.

Second Floor- Eleven (11) apartments
Small interim lobby area with one (1) elevator

Third Floor- Nine (9) apartments
Small interim lobby area with one (1) elevator

Fourth Floor- Nine (9) apartments
Small interim lobby area with one (1) elevator

A total of forty (40) apartment units (or approx. 52% of the 77 apartment units) are under construction without any of the private covered porches as originally approved.

The applicant is now proposing private covered porches as part of the request for a modification to phase the project. Interim and additional amenities are now also proposed.

The following is a comparison of the common / private amenities originally approved for the 77 unit building and the common / private amenities offered as part of the modified site plan.

	Original Site Plan Approval	Proposed Site Plan Modifications		
	One Phase	Phase 1	Alternate Phase 1	Phase 2
First Floor	Covered Drop-off Area with entrance foyer	Interim entrance foyer		Covered Drop-off Area with entrance foyer
	Large Entrance Lobby with front desk			Large Entrance Lobby with front desk
	Common space – multipurpose room (Approximately 2,500 SF)		2,700 SF CLUBHOUSE with common space – multipurpose room or Phase 2	2,700 SF Common space – multipurpose room or Alternate Phase 1
	19 apartments with 15 - 6' x 12' covered porches	11 apartments		8 apartments
	1,670 SF Outdoor patio with seating for 48 people at 12 tables	Interim 500 SF Outdoor patio (to be replaced by Phase 2 building)	4,187 SF Outdoor patio	
Second Floor	22 apartments with 17 - 6' x 12' covered porches	11 apartments with 9 - 6' x 12' covered porches		11 apartments with 10 - 6' x 12' covered porches
	Two small lobby areas, one with one (1) elevator, another with two (2) elevators	Small lobby area with elevator, 887 SF Library / Internet Café'		Small lobby area with elevator
Third Floor	1,800 SF common roof deck area with seating for 40 people at 10 tables.		Replaced with 4,187 SF outdoor patio on New Jersey Avenue	
	18 apartments with 13 - 6' x 12' covered porches	9 apartments with 9 - 6' x 12' covered porches		9 apartments with 7 - 6' x 12' covered porches
	Two small lobby areas, one with one (1) elevator, another with two (2) elevators	Small lobby area with elevator, 887 SF Media/ Activity Room		Small lobby area with elevator
Fourth Floor	18 apartments with 13 - 6' x 12' covered porches.	9 apartments with 9 - 6' x 12' covered porches		9 apartments with 7 - 6' x 12' covered porches
	Two small lobby areas, one with one (1) elevator, another with two (2) elevators	Small lobby area with elevator, 887 SF Fitness Room		Small lobby area with elevator
TOTALS				
Units	77	40	0	37
Covered Porches	58	27	0	24
Amenity Areas (IN SF)	5,970	3,161 (Note 1)	6,887(Note 2)	6,887(Note 2)

Table Notes

- 1). Includes 2,661 SF of added common amenity area on three separate floors.
- 2). With the additional area of 2,661 SF from Phase 1 to remain, the total proposed amenity area in square feet is 9,548.

ZONING

The intent of the Senior Citizen Housing Community Overlay District is to advance the purpose of the New Jersey Municipal Land Use Law which is to encourage senior citizen community housing

The subject property is situate in the C-1 which permits age-restricted housing in accordance with Article XXXI, Senior Citizen Housing Community Overlay District B. This permits age-restricted independent living facilities, assisted living, congregate facilities, medical facilities as well as any uses and buildings customarily incidental to the principal permitted uses.

The proposed eight (8) townhouses and Seventy-seven (77) age-restricted apartment complex use conforms.

PARKING

The previously approved site plan depicted the following proposed parking: ten (10) along School Street, twelve (12) in parking area off of School Street, fifty-six (56) in parking area off of Marsh Lane (Mechanic Street) and sixteen (16) in garages and driveways of the townhouse units. The site plan was approved with ninety-four (94) parking spaces.

LANDSCAPING

§ 224-78, Landscaping and Buffers, Sub-section A requires that all areas not covered by roadways and parking areas or pedestrian walkways shall be landscaped with natural materials.

Sub-section B minimum requirements

- (1) Planters. Internal planter of four (4) sq. ft. for each 20 sq. ft. of sidewalk or walkway.
- (2) Parking Areas. At least 5% of the parking area shall be, and a minimum of one (1) tree for each 10 parking spaces shall be installed (or 10 trees).

§ 224-129 B, Residential development, requires two (2) canopy trees 2"-3" in caliber measured 6" above the top of the root ball per each unit (or 170 trees). Fifteen (15) shrubs per unit is required (or 1,275 shrubs).

The Planning Board recognized that the above landscaping quantity requirements were intended for single family building lot developments that have would adequate open areas around the single family dwellings. Eighty-five (85) residential building lots would require approximately twenty-five (25) acres of land, about ten times larger than the subject property. The applicant could not physically fit one hundred and seventy (170) canopy trees and 1,275 shrubs on the property. A wavier from the quantity requirements was previously granted by the Planning Board.

The original landscaping plan approved included four hundred (400) trees and shrubs and one thousand – nine hundred (1,900) groundcover plantings. In addition to the proposed plantings, the site design was laid out in the attempt to preserve nineteen (19) of the large existing mature trees on the site and along its perimeter. The applicant is now proposing four hundred thirty two (432) trees and shrubs as well as one thousand - two hundred thirteen (1,213) groundcover plantings. The reduction in ground plantings is due to proposed expansion of the former 1,670 SF patio to 4,187 SF.

LIGHTING

The applicant has installed 15 light poles with 15 light fixtures and 11 bollard lights. Entrance lighting is required at all entrances to the buildings. Detailed review of the lighting to deferred to Board Engineer.

VARIANCES / Waivers

On May 24, 2005 the Planning Board granted relief from the following:

Building Length from permitted maximum of 150' to 257'; Front Yard Setback from permitted minimum of 25' to 22.5' along Church Street; Minimum Building Coverage from required 40% to 32%; Reduction in Landscaping Requirements; and Minimum Parking Requirements.

The Planning Board determined at the time of granting the variances that the architectural features (such as private cover porches (balconies) with large round columns, turrets, and steep roof pitch), presented to the Planning Board as part of the application would be adequate mitigation to allow for the longer building. Because the applicant modified the architectural plans by removing the turrets and steep roof, has reduced the number of private cover porches, changed the size of the building and is now proposing constructing the building in phases rather than one building, the applicant must again provide testimony to justify the relief sought in a public hearing.

The applicant seeks relief under NJSA 40:55D-70c(2) where the Board may grant the relief sought provided the applicant can demonstrate that by granting the relief sought, the purpose of the Act would be advanced by the deviation from the zoning ordinance and the benefits of the deviation would substantially outweigh any detriment. Pursuant to the New Jersey Municipal Land Use Law (NJMLUL), the Applicant must provide special reasons for the Board to grant the requested variances, and address the negative impacts that would result should the variances be approved. The Applicant must demonstrate to the Board that justification exists in accordance with the NJMLUL to grant the requested variances. No variance relief pursuant to NJSA 40:55-70 may be granted unless such variance relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the Zone Plan and Zoning Ordinance.

The applicant must provide testimony to the satisfaction of the Board for the Board to consider the

requested relief. The Board is not required to grant or deny the proposal as submitted. The Board may require the Applicant to modify the plan if it feels it will reduce negative impacts.

AFFORDABLE HOUSING UNITS

Section 224-243 B, I of Article XXXI, Senior Citizen Housing Community Overlay District, requires the inclusion of 5% low-income and 5% moderate-income housing.

The applicant has the obligation to provide for affordable units in accordance with Section 224-243 B I of Article XXXI, Senior Citizen Housing Community District which requires the inclusion of 5% low-income and 5% moderate-income housing. This includes the responsibility to retain an administrator for the selection of qualified residents for the affordable units.

The applicant desires that the City provide an administrator for the selection of qualified residents for the affordable units. The municipality is not obligated to provide an administrator for the applicant. The municipality is not obligated to provide affordable housing units or construct affordable housing units. The municipality has the obligation to provide a realistic opportunity in their land development ordinance. The municipality may offer assistance to the applicant in the administration of the selection process of qualified residents. If the municipality assists the applicant in the administration of the selection process of qualified residents, the applicant should reimburse the municipality for the administrative services provided.

The applicant is requesting the development be approved in phases. Ten percent of the 85 units are required to be affordable (or 9 units). The affordable units should be evenly distributed throughout the 77 unit building. Should the Planning Board approve a phasing plan as part of the revised site plan to permit only 40 units to be constructed in phase 1, a minimum of 5 affordable units should be included. The remaining 4 units being provided in phase 2.

The applicant is proposing 19 - one bedroom units and 58 – two bedroom units in the 77 unit building. Of the 9 affordable units, 5 should be one bedroom units as low-income units and the remaining 4 should be two bedroom units as moderate-income units. The low-income and moderate-income units should be evenly distributed throughout the phased project. It is recommended that 3 - one bedroom units and 2 – two bedroom units should be provided in phase 1 and 2 - two bedroom units along with 2 – one bedrooms units should be provided in phase 2.

ARCHITECTURAL PLANS

The architectural plans prepared by J. Randolph Parry Architects consisting of: First Floor and Second Floor Plans – North Wing; Third and Fourth Floor Plans – North Wing; North Wing Elevations; First Floor and Second Floor Plans – South Wing; Third and Fourth Floor Plans – South Wing; and South Wing Elevations, all dated 07/24/08, now depict 51 (6' x 12") private covered porches with large round columns. These plans include additional siding and windows on the now blank plywood wall that faces New Jersey Avenue. The First Floor and Second Floor Plans – South Wing Plan depicts a community room with a meeting room, restrooms, kitchen, fitness room and with what appears to be fitness equipment, and what appears to be two billiard tables. The applicant offers only graphic representation for room. The applicant should provide details of exactly what is being proposed for the clubhouse common activity area with labeling and a detailed list.

Also, included is a 500 SF interim patio with a trellis. In addition, these plans depict 3 additional common activity rooms on three separate floors. The second floor includes a 887 SF library / internet café with what appears to be seating area and desks for computers and monitors with access to the internet. The third floor includes a 887 SF media / activity room with what appears to be a seating area for television / CD movie viewing and a billiard table. The fourth floor includes a 887 SF fitness room with what appears to be fitness equipment. The applicant offers only graphic representation for each activity room. The applicant should provide details of exactly what is being proposed for each common activity room with labeling and a detailed list. Also, the plans should be revised to show how the phase 2 south wing will be connected to each common activity room once constructed.

The Phase 1 – Alternate Clubhouse Plan and Elevations prepared by J. Randolph Parry Architects depicts 2,700 SF stand alone clubhouse with an entry porch, entry foyer, a meeting room, restrooms, kitchen, fitness room and with what appears to be fitness equipment, and what appears to be two billiard tables. The applicant offers only graphic representation for room. The applicant should provide details of exactly what is being proposed for the clubhouse common activity area with labeling and a detailed list.

The applicant has not provided architectural plans of the townhouse buildings proposed along Church Street. The previously approved plans included front porches. The latest plans provided depicting the townhouse buildings do not show front porches. The applicant should provide architectural plans of the townhouse buildings depicting front porches.

PHASING PLANS

The applicant is proposing construction in 3 phases as depicted on the following plans:

The Phase 1 Improvement Plan, dated 07/30/08, prepared by Adams, Rehman & Heggan, depicts: the 40 unit building under construction; Mechanic Street parking lot (56 spaces); 500 SF interim patio (decorative block pavers); sidewalks/ walkways – from the Mechanic Street parking lot to Church Street; from parking lot to interim building entrance; repair along School Street; repair along Church Street; repair and replace along Mechanic Street; and replace along New Jersey Avenue. Road improvements along New Jersey Avenue and Mechanic Street. Landscaping, including relocated plantings and new plantings; Stormwater management for all phases; Sanitary sewer infrastructure in street a lateral to service the phase 1 portion of the building only.

The Phase 1 Alternate improvements include the 2,700 SF stand alone clubhouse; the 4,187 SF patio; walkway from the clubhouse to the 500 SF interim patio; and walkway from the clubhouse along the parking lot to the phase 1 walkway; landscaping between the 40 unit building and the clubhouse; landscaping in and around the 4,187 SF patio.

The Phase 2 Improvement Plan, dated 07/30/08, prepared by Adams, Rehman & Heggan, depicts: 37 unit portion of the building; the School Street parking; the 4,187 SF patio with trellis (if not constructed as Alternate Phase 1); sidewalks / walkways - from the clubhouse along the parking lot to the phase 1 walkway (if not constructed as Alternate Phase 1); along School Street to phase 3 line; School Street roadway improvements; and landscaping.

The Phase 3 Improvement Plan, dated 07/30/08, prepared by Adams, Rehman & Heggan, depicts 8 townhouses in 2 separate buildings; site lighting along Church Street; sidewalks along School Street; along Church Street; individual driveways for each townhouse garage; landscaping.

The Improvement Plans should be revised to depict the proposed parking in School Street as depicted the previously approved site plan.

CONSTRUCTION SEQUENCING PLANS

The Phase 2 Construction Sequencing Plan, dated 07/30/08 prepared by Adams, Rehman & Heggan, depicts: construction parking area; lay down area for construction material; stockpile area, and 6' high chain link fence around the construction area.

The Phase 3 Construction Sequencing Plan, dated 07/30/08, prepared by Adams, Rehman & Heggan, depicts: construction parking area; lay down area for construction material; stockpile area; and 6' high chain link fence around the construction area.

The applicant is required to provide a detailed construction staging and phasing plan for review in accordance with the conditions of approval. The Construction Sequencing Plan provided by the applicant is a good start. The areas provided for construction worker parking appears to be undersize. The purpose of the construction staging and phasing plan is to address public safety and to ensure proper construction sequence. The construction staging and phasing plan should include a more detailed written outline and estimated timeline. The construction staging and phasing plan should include the sequence of each building to be constructed, each parking area to constructed, each adjoining street to be improved. It should include clear unobstructed access to buildings under construction at all times for emergency response vehicles. It should include staging areas (lay-down space) for building materials, stock pile areas for fill materials, etc. It should include the location of the construction trailer and temporary parking for construction workers and construction trailer office staff. It should address separation of pedestrian movements from vehicle movements on-site, and off-site within the adjoining public right-of-ways. A traffic control plan should be provided to address how traffic will be controlled during work be performed in the public streets.

More detailed review of the Construction Sequencing Plan is deferred to the Board Engineer.

CONDOMINIUM PLANS

The Condominium plans prepared by J. Randolph Parry Architects consisting of: Basement Plan; First Floor Plan; Second Floor Plan; Third Floor Plan; Fourth Floor Plan, all dated 12/20/06, are inconsistent with the architectural plans originally approved by the Planning Board and are inconsistent with the revised plans currently submitted to the Planning Board for approval.

The applicant should revise the condominium plans to be consistent with the plans as currently submitted and as approved by the Planning Board. These plan should include: common elements, limited private elements, private elements; area of each unit; assigned storage lockers in basement (if proposed), assigned parking (if proposed), etc. to comply with State filing requirements.

TREE PROTECTION PLAN

A tree protection plan is required for review in accordance with the condition of approval. This plan should provide methods to protect the existing mature trees at the site. No fill should be permitted to stockpiled over the root system or under the tree canopy. A physical barrier must be provided around each tree at the drip line for protection. It appears that several of the existing trees along School Street and Church Street are in poor health. The applicant should retain a qualified professional to evaluate the health of the trees and provide a written opinion.

SOIL CONSERVATION PLAN

A revised Soil Conservation Plan is required. Certification from Cape-Atlantic Soil Conservation District Office is required. Cape-Atlantic SCD requires that all disturbed soil be stabilized in accordance with their standards before a Temporary Certificate of Occupancy or a Certificate of Occupancy can be issued.

RECOMMENDATIONS

1. Applicant is required to provide evidence of proper notice prior to public hearing.
2. For the purpose of strengthening consumer confidence, I would prefer that the applicant construct the 77 unit building as a single, unified project with all the amenities. However, due to the current economic market the applicant requests the Planning Board to consider the phasing plan proposed.
3. Applicant's professionals must present expert testimony to justify the variance relief sought in accordance with the New Jersey Municipal Land Use Law.
4. If the Planning Board is to consider granting authorization for the applicant to construct the development project, the following phasing of buildings and site improvements are recommended for each phase:

a. Phase One-

- Construct portion of apartment building (forty units);
- Install siding to match over existing exposed exterior plywood;
- Install additional windows as depicted on the latest architectural plans;
- Construct all covered porches depicted on the latest architectural plans;
- Construct entire stormwater management system;
- Construct all sanitary sewer and water service required to service units;
- Repair and / replace any paved portion of adjoining public streets as required;
- Restore paving at locations of utility cuts in the adjoining streets;
- Construct all concrete curbs and sidewalks in adjoining public streets;
- Construct all on-site walkways adjoining Mechanic Street parking lot;
- Construct on-site walkway connection to Church Street from Mechanic Street Parking;
- Construct Mechanic Street Parking lot with required traffic signage and with drop-off area;
- Construct ADA parking with complying accessible route to temporary building entrance;
- Install 500 SF patio with trellis;

- Construct all landscaping and irrigation, including new landscaping and soil stabilization over disturbed areas of future building construction;
- Stabilize stockpiles of fill in accordance with SCD requirements (If Any);
- Install irrigation lines;
- Install addition site lighting, if required.

b. Alternate Phase One

- Construct Clubhouse building (2,700 SF);
- Construct 4,187 SF patio with trellis;
- Construct walkway connection from 40 unit building to the Clubhouse;
- Repair and / or replace concrete curbs and sidewalks in adjoining public streets disturbed or damaged by phase three construction (If Any);
- Repair and / replace any paved portion of adjoining public streets as required;
- Install patio landscaping and landscaping along the walkway connection from 40 unit building to the Clubhouse.

c. Phase Two-

- Construct remaining portion of apartment building; including Covered Drop-off area with entrance foyer; large entrance lobby area with front desk; two (2) elevators; management offices and common ADA restroom; Common space – multipurpose room (2,700 SF); 4,187 SF Outdoor patio with trellis;
- Repair and / or replace sanitary sewer and water service required to service units disturbed or damaged by phase two construction (If Any);
- Repair and / or replace concrete curbs and sidewalks in adjoining public streets disturbed or damaged by phase two construction (If Any);
- Repair and / or replace on-site walkways adjoining Mechanic Street parking lot disturbed or damaged by phase two construction (If Any);
- Repair and /or replace any portion of Mechanic Street Parking lot disturbed or damaged by phase two construction (If Any);
- Construct School Street Parking lot;
- Repair and / replace any paved portion of adjoining public streets as required;
- Install ADA parking with complying accessible route to new main building entrance;
- Repair and / or replace any landscaping and irrigation disturbed by phase two construction
- Stabilization of all disturbed areas of future building construction;
- Repair and / or replace site lighting as required
- Install remaining landscaping.

d. Phase three -

- Construct both townhouse buildings (eight units);
- Construct concrete driveways to each garage;
- Repair and / or replace concrete curbs and sidewalks in adjoining public streets disturbed or damaged by phase three construction (If Any);
- Repair and / replace any paved portion of adjoining public streets as required;
- Install remaining landscaping.

5. A performance guarantee is recommended to insure the construction of Alternate Phase One Clubhouse and the clubhouse patio improvements. This performance guarantee will be required prior to the final sign-off by the Board Professionals. This performance guarantee is in addition to the standard performance guarantee for site work. This performance guarantee will be for a period of 3 years after the final approval is granted by the Planning Board. The Applicant must secure a construction permit for the Alternate Clubhouse or the remaining portion of the 77 unit building within the 2 years and 6 months after the final approval is granted by the Planning Board and start construction or the City will use the performance guarantee to have the Alternate Clubhouse constructed.
6. The applicant has the obligation to provide for affordable units. The applicant should provide affordable units as described above.
7. All on-site and off-site site improvements and landscaping as described in each phase are required to be completed before a CO can be issued.
8. The applicant to provide detailed revised grading plans for review.
9. The applicant to provide details of exactly what is being proposed for each common activity room proposed in Phase 1 with labeling and a detailed list of furnishings and equipment.
10. The applicant to provide details of exactly what is being proposed for the clubhouse common activity area proposed in Alternate Phase 1 with labeling and a detailed list of furnishings and equipment.
11. The applicant should provide details of exactly what is being proposed for the clubhouse common activity area proposed in phase 2 with labeling and a detailed list of furnishings and equipment.
12. The architectural plans are to be revised to show how the phase 2 south wing will be connected to each common activity room once constructed.
13. The applicant to provide architectural plans of the townhouse buildings depicting front porches.
14. The applicant to revise the condominium plans to be consistent with the plans as currently submitted and as approved by the Planning Board.
15. A tree protection plan is required for review in accordance with the condition of approval.
16. The construction staging and phasing plan to be revised to provide more detail and include a written outline and estimated timeline.
17. A traffic control plan should be provided to address how traffic will be controlled during work be performed in the public streets.
18. A Certification from Cape-Atlantic Soil Conservation District Office is required.

19. The Public Offering Statement and Master Deed along with floor plans as filed to be provided.
20. In accordance with the policy of the Planning Board, the Planning Board planner will review construction plans submitted to the Construction Official for a Construction permit.
21. Irrigation Plan to be provided for review and approval.
22. Details of block pavers for the proposed 4,187 SF patio to be provided.
23. The applicant should retain a qualified professional to evaluate the health of the existing trees and provide a written opinion.
24. The fire suppression system in the building under construction should be activated as soon as possible to reduce the risk of what recently occurred at Riverwalk luxury apartment complex under construction in Conshohocken, PA. The unoccupied building and four other adjoining buildings were completely destroyed in an eight –alarm fire.
25. Additional recommendations and / or modifications to the above recommendations may be offered in response to applicant’s testimony at the public hearing before the Planning Board.

CC: Andrew Previti, P.E., Board Engineer
Michael Fitzgerald, Esq., Board Attorney
John Clark, Applicant’s Representative
Terry Combs, PP, Applicants Planner
Michael J. Blee, Esq, City Attorney
Terry Dolan, City Administrator
Michael O’ Hagan, Construction Official
Butch Stewart, Absecon Fire Chief