

MAJOR SITE PLAN REVIEW MEMORANDUM

DATE: October 11, 2008

TO: ABSECON CITY PLANNING BOARD

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

SUBJECT: Preliminary Site Plan Review #2
The Pinnacle Club at Absecon
(Formerly –Absecon Seniors, LLC)
BLOCK 161, LOT 1
Project No. ABS 0015.01

This is an addendum to my review memorandum dated September 18, 2008. Since that date I have met with representatives of Parke Bank, the lending institution for the project. Parke Bank is now in control of the development process for the project. They have retained a development consultant and a marketing consultant. They would like to modify development proposal from proposing three phases to proposing only two.

Now that Parke Bank is proposing construction in two phases. The items to be included in each phase are recommended as follows:

Phase One-

- Complete 40 (forty) unit portion of building;
- Construct all covered porches depicted on the latest architectural plans;
- 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;
- 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 all landscaping and irrigation, including new landscaping and soil stabilization over disturbed areas of phase two building construction;
- Stabilize stockpiles of fill in accordance with SCD requirements (If Any);
- Install irrigation lines;
- Install addition site lighting, if required.

- Repair and / or replace sanitary sewer and water service required to service units disturbed or damaged by construction (If Any);
- Repair and / or replace concrete curbs and sidewalks in adjoining public streets disturbed or damaged by construction (If Any);
- Repair and / or replace on-site walkways adjoining Mechanic Street parking lot disturbed or damaged by construction (If Any);
- Repair and /or replace any portion of Mechanic Street Parking lot disturbed or damaged by 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 building entrance;
- Repair and / or replace any landscaping and irrigation disturbed by construction
- Stabilization of all disturbed areas of future building construction;
- Repair and / or replace site lighting as required
- Install remaining landscaping.

Phase two -

- 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.

Only the proposed phasing is modified as described above in my review memorandum of September 18, 2008. All other comments and recommendations in my review memorandum remain unchanged.

Parke Bank also requests that the Board consider granting Preliminary and Final site plan approval subject to satisfactorily addressing all comments in my report and Andy Previtti's review memorandum. I have no objection to the request for Preliminary and Final site plan approval with conditions deemed necessary by the Board.

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
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