

MAJOR SITE PLAN REVIEW MEMORANDUM

DATE: April 18, 2008

TO: ABSECON CITY PLANNING BOARD

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

SUBJECT: **CONDITIONS COMPLIANCE OF FINAL SITE PLAN APPROVAL**
The Pinnacle Club at Absecon, Norex Construction Corp.
(Formerly –Absecon Seniors, LLC)
BLOCK 161, LOT 1
RLR Project No. ABS 0015.01

On April 11, 2008 there was a meeting to discuss items listed in my review memorandum dated February 29, 2008. The purpose of the meeting was to allow the board professionals to offer guidance to the Applicant / Developer and their professionals and to discuss outstanding items listed in the said memorandum. The Applicant / Developer, Norex Construction Corp. were represented by Mark Berman and John Clark. The Applicant / Developer's professionals did not attend.

John Clark provided a memorandum dated April 9, 2008 in response to my review memorandum. Mr. Clark's memorandum did not address the outstanding items adequately. It was recommended that the Applicant / Developer direct their professionals to address each outstanding item on a point by point basis in writing.

It was explained to the Applicant / Developer that actual plans prepared by licensed professionals must be provided. A plan must graphically depict the construction staging. Two other plans must graphically depict phase one development build-out, phase two development build-out and total build out including phase three.

The issue of affordable housing was also briefly discussed. The Applicant / Developer have the obligation to provide for affordable units in accordance with our ordinance and as a condition of the site plan approval. This includes the responsibility to retain an administrator for the selection of qualified residents for the affordable units. The municipality is not obligated to provide an administrator for the Applicant / Developer. The municipality is not obligated to provide affordable housing units or construct affordable housing units. The municipality has an obligation to provide a realistic opportunity in their land development ordinance. The municipality may offer assistance to the Applicant / Developer in the administration of the selection process of qualified residents. The municipality may also require the Applicant / Developer to reimburse the municipality for the administrative services provided.

Because the response memorandum from the Applicant / Developer does not adequately address outstanding items, a detailed point by point review memorandum will not be prepared. My review memorandum of February 29, 2008 remains unchanged.

It is recommended that Planning Board request the Applicant / Developer to provide a point by point response in writing along with revised plans reflecting the revised building footprint, construction staging and development phasing. It is understood that the recommendations stated herein are subject to the Planning Board's review and the other board professionals review.

Additional recommendations and / or modifications to the above recommendations may be offered as we work through each issue with the developer.

CC: Michael J. Blee, Esq, City Attorney
Michael Fitzgerald, Esq., Board Attorney
Alexander J. Litwornia, P.E. Board Traffic Engineer
Andrew Previti, P.E., Board Engineer
Tina Lawler, Board Secretary
Mark Berman, Norex Construction Corp., Current Developer
Steven M. Garber, Esq., Attorney for Norex Construction Corp.
James Stewart, Absecon Seniors, LLC, Original Applicant
Edward Bradley, PE, Applicant's Engineer
Charles Smith, Absecon Chief of Police
Butch Stewart, Absecon Fire Chief
Michael O' Hagan, Construction Official
Frank Burns, Cape-Atlantic SCD
John Randolph Parry, Jr., RA