

MAJOR SITE PLAN REVIEW MEMORANDUM

DATE: May 30, 2008

TO: ABSECON CITY PLANNING BOARD

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

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

As directed by the Planning Board, I reviewed architectural plans on 5/29/08 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 building size, building configuration, amenities and exterior appearance were reviewed.

The plans submitted for the construction of the second portion of the 77 unit building not yet constructed were reviewed.

The following is a list of sheets reviewed:

| Sheet No. | Title | Date |
|-----------|---------------------|----------|
| CS | Cover Sheet | 10/15/07 |
| LS-1 | Life Safety Plans | 10/15/07 |
| LS-2 | Life Safety Plans | 10/15/07 |
| A-1.0 | Foundation Plans | 10/15/07 |
| A-1.1 | Basement Plan | 10/15/07 |
| A-1.2 | First Floor Plans | 10/15/07 |
| A-1.3 | Second Floor Plans | 10/15/07 |
| A-1.4 | Third Floor Plans | 10/15/07 |
| A-1.5 | Fourth Floor Plans | 10/15/07 |
| A-1.6 | Roof Plan | 10/15/07 |
| A-2.1 | Building Elevations | 10/15/07 |
| A-2.2 | Building Elevations | 10/15/07 |

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.

Plans do not include approved amenities such as covered outdoor decks, outdoor patio areas, roof deck sitting area and exterior other architectural features that was considered mitigation for the building length variance granted. In addition, the building configuration has been altered. The building is slightly larger than the approved plans. The main entrance and covered drop-off has been moved and other door entries have been added. The reconfigured building, building phasing and the revised vehicle circulation requires site plan approval by the Planning Board before any construction permits can be issued.

For additional detail on inconsistencies refer to my review memo dated 2/29/08.

It should be noted that the applicant is in the process of addressing inconsistencies with a revised site plan application to be reviewed by the Planning Board.

CC: Tina Lawler, Board Secretary
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Andrew Previti, P.E., Board Engineer
Michael J. Blee, Esq, City Attorney
Mark Bergman, Pinnacle Club at Absecon, Developer
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