

July 7, 2008

**Tina Lawler, Secretary
Absecon Planning Board
500 Mill Road
Absecon NJ 08201**

**Re: COMPLETENESS REVIEW # 1
AMENDED SITE PLAN APPROVAL
The Pinnacle Club at Absecon
BLOCK 161, LOT 1
RLR Project No. ABS 0015.01**

Dear Tina,

I pick-up the application package for the Pinnacle Club on Thursday for completeness review as requested. Applicant is requesting amended preliminary and final site plan approval. This amended approval also requires amended variance relief. The applicant's correspondence states that the application and review escrow fees will be submitted under separate cover.

After a cursory review I offer the following:

The review and escrow fees referenced in the applicant's correspondence dated 7/2/08 are incorrect.

Section 224-195, subsection A - requires each applicant at the time of filing a submission to the Planning Board shall pay the required applicant and escrow fees.

Section 224-195, subsection D – requires that when an applicant is seeking preliminary and final approval along with request for relief, the applicant is required to pay the sum of all of the individually required fees.

The following fees should be submitted in accordance with the Absecon Developmental Ordinance:

Section 224-195, subsection E (3) Site plans, (a) Preliminary, [2] Residential:

\$ 250.00 plus \$25.00 per unit up to 24 units; \$15.00 per unit thereafter

\$ 250.00 plus \$25.00 / unit X 24 units = \$ 600.00

\$15.00 / unit X 61 units = \$ 915.00

Total for Preliminary Application Fee : \$1,765.00

Section 224-195, subsection E (3) Site plans, (b) Final, [2] Residential:

½ of the preliminary fee

\$1,765.00 / 2 = \$ 882.50

Total for Final Application Fee : \$ 882.50

Section 224-195, subsection E (5) (a) Variance Application fee:

\$100.00 for each variance

Building Length Variance \$ 100.00

Setback Variance \$ 100.00

Total for Variance Application Fee : \$ 200.00

Section 224-195, subsection F (3) Site plans, Preliminary, (b) Residential:

Size (Number of units) 24 to 100 = \$4,000.00

Total for Preliminary Escrow Fee : \$4,000.00

Section 224-195, subsection F (4) Site plans, Final, (b) Residential:

½ of the preliminary fee

\$4,000.00 / 2 = \$2,000.00

Total for Final Escrow Fee : \$2,000.00

Section 224-195, subsection F (6) (a) Variance Escrow fee:

\$100.00 for each variance

Building Length Variance \$ 200.00

Setback Variance \$ 200.00

Total for Variance Application Fee : \$ 400.00

Section 224-195, subsection G, Tax Map Maintenance Fee:

\$50.00 per condo unit up to 20 units; \$10.00 per unit thereafter

\$50.00 X 20 units =	\$1,000.00
\$10.00 X 65 units =	\$ 650.00

Total Tax Map Maintenance Fee :	\$1,650.00
--	-------------------

Please inform the applicant that once they submit the required fees I will start the detailed completeness review. Separate checks should be provided for escrow fees and application fees.

Also, it appears from my cursory review of the application submitted additional information will be required to review the application. The applicant must address outstanding items outlined in the numerous review memorandums and as discussed in numerous informal meetings from February to June of this year.

At this time I recommend the Planning Board deem the application incomplete.

Sincerely,



Robert L. Reid, AICP, PP
Planning Board Planner

CC: Absecon Planning Board
Michael Fitzgerald, Esq., Board Attorney
Andrew Previti, P.E., Board Engineer
Alexander J. Litwornia, P.E. Board Traffic Engineer
Michael J. Blee, Esq, City Attorney
Mark Bergman, The Pinnacle Club at Absecon, Applicant
Steven M. Garber, Esq., Attorney for Applicant
Terence Combs, CLA, PP, Planner for Applicant
Terrence Dolan, City Administrator
Michael O' Hagan, Construction Official