Appendix 7

Schematic Drawings and Plans and Project Cost Estimates

Fishermen's Landing -

Phase 1:	quantity		$/quantity	Budget
Bulkhead - 117 Channel - Wills Hole, LLC	212	feet	$1,500.00	$318,000.00
Bulkhead - Baltimore Ave - Ocean County	75	feet	$1,500.00	$112,500.00
Bulkhead - 205 Channel - Oceanside Realty	255	feet	$1,500.00	$382,500.00
Tie Up system 117 Channel - Wills Hole, LLC	150	feet	$1,000.00	$150,000.00
Tie Up system Baltimore Ave - Ocean County	75	feet	$1,000.00	$75,000.00
Tie Up system 205 Channel - Oceanside Rtly	255	feet	$1,000.00	$255,000.00
Utilities - Vessels 117	3	# stations	$4,000.00	$12,000.00
Utilities - Vessels Baltimore	1	# stations	$4,000.00	$4,000.00
Utilities - Vessels - 205	6	# stations	$4,000.00	$24,000.00
25' pressed concrete promenade 117	3,900	sq feet	$9.00	$35,100.00
25' pressed concrete promenade Baltimore	1,700	sq feet	$9.00	$15,300.00
25' pressed concrete promenade 205	8,200	sq feet	$9.00	$73,800.00
25' pressed concrete promenade 209-211	3,900	sq feet	$9.00	$35,100.00
New Fuel Tank and Delivery 2 stations		budget	$80,000.00	$80,000.00
Utility / lighting fishpump stands 301/209/211		budget	$80,000.00	$80,000.00
50 ton RT Crane			$80,000.00	$80,000.00
Demolish 205 -3 buildings (10,650 sf)	10,650	sq feet	$10.00	$106,500.00
Demolish 209 Building (3,300 sf)	3,300	sq feet	$10.00	$33,000.00
New rebuilt ice plant 301		budget	$250,000.00	$250,000.00
refurbish 301 -- 23,000 sq feet fish building		sq feet	$800,000.00	$800,000.00
new roof and 3,000 sq feet add offices 2nd floor		sq feet	$475,000.00	$475,000.00
Live Holding System		budget	$300,000.00	$300,000.00
4 bay truck ramp - west of building		BUDGET	$175,000.00	$175,000.00
Site parking 301	24,492	sq feet	$15.00	$367,380.00
Site parking 209 & 211	46,430	sq feet	$15.00	$696,450.00
Electrical and Utilities 301	1	budget	$50,000.00	$50,000.00
Electrical and Utilities 209, 211	1	budget	$50,000.00	$50,000.00
Electrical and Utilities 205	1	budget	$50,000.00	$50,000.00
Electrical and Utilities 205	1	budget	$50,000.00	$50,000.00
Landscaping 301	1	budget	$10,000.00	$10,000.00
Baltimore Ave Streetscaping	6400	sq feet	$20.00	$128,000.00
Subtotal - Phase I Construction Costs				$5,273,630.00
Real Estate - 117, 205, 209, 211, 305 Channel Drive				$8,500,000.00
Total Phase I - Construction and Real Estate				$13,773,630.00

Bulkhead Improvements	$	813,000
Land & Building	$	11,700,630
Leasehold/Dock improvments	$	520,000
Equipment and Furniture	$	540,000
Interior finishes and equipment	$	200,000
TOTAL - PHASE 1	**$**	**13,773,630**

Fishermen's Landing -

Phase 1:	quantity		$/quantity	Budget	
Bulkhead - 117 Channel - Wills Hole, LLC	212	feet	$1,500.00	$318,000.00	
Bulkhead - Baltimore Ave - Ocean County	75	feet	$1,500.00	$112,500.00	
Bulkhead - 205 Channel - Oceanside Realty	255	feet	$1,500.00	$382,500.00	
Tie Up system 117 Channel - Wills Hole, LLC	150	feet	$1,000.00	$150,000.00	
Tie Up system Baltimore Ave - Ocean County	75	feet	$1,000.00	$75,000.00	
Tie Up system 205 Channel - Oceanside Rtly	255	feet	$1,000.00	$255,000.00	
Utilities - Vessels 117	3	# stations	$4,000.00	$12,000.00	
Utilities - Vessels Baltimore	1	# stations	$4,000.00	$4,000.00	
Utilities - Vessels - 205	6	# stations	$4,000.00	$24,000.00	
25' pressed concrete promenade 117	3,900	sq feet	$9.00	$35,100.00	
25' pressed concrete promenade Baltimore	1,700	sq feet	$9.00	$15,300.00	
25' pressed concrete promenade 205	8,200	sq feet	$9.00	$73,800.00	
25' pressed concrete promenade 209-211	3,900	sq feet	$9.00	$35,100.00	
New Fuel Tank and Delivery 2 stations		budget	$80,000.00	$80,000.00	
Utility / lighting fishpump stands 301/209/211		budget	$80,000.00	$80,000.00	
50 ton RT Crane			$80,000.00	$80,000.00	
Demolish 205 -3 buildings (10,650 sf)	10,650	sq feet	$10.00	$106,500.00	
Demolish 209 Building (3,300 sf)	3,300	sq feet	$10.00	$33,000.00	
New rebuilt ice plant 301		budget	$250,000.00	$250,000.00	
refurbish 301 -- 23,000 sq feet fish building		sq feet	$800,000.00	$800,000.00	
new roof and 3,000 sq feet add offices 2nd floor		sq feet	$475,000.00	$475,000.00	
Live Holding System		budget	$300,000.00	$300,000.00	
4 bay truck ramp - west of building		BUDGET	$175,000.00	$175,000.00	
Site parking 301	24,492	sq feet	$15.00	$367,380.00	
Site parking 209 & 211	46,430	sq feet	$15.00	$696,450.00	
Electrical and Utilities 301	1	budget	$50,000.00	$50,000.00	
Electrical and Utilities 209, 211	1	budget	$50,000.00	$50,000.00	
Electrical and Utilities 205	1	budget	$50,000.00	$50,000.00	
Electrical and Utilities 205	1	budget	$50,000.00	$50,000.00	
Landscaping 301	1	budget	$10,000.00	$10,000.00	
Baltimore Ave Streetscaping	6400	sq feet	$20.00	$128,000.00	
Subtotal - Phase I Construction Costs				$5,273,630.00	
Real Estate - 117, 205, 209, 211, 305 Channel Drive				$8,500,000.00	
Total Phase I - Construction and Real Estate				$13,773,630.00	$13,773,630

Martin's Oyster and Seafood House

Phase II(a): Restauarant and Banquet const budget					
Roof for 4 bay truck ramp - west of building		BUDGET	$50,000.00	$50,000.00	
Site parking 205	34,621	sq feet	$15.00	$519,315.00	
Site prep and parking 200-202	36,430	sq feet	$15.00	$546,450.00	
Landscaping 211, 209	1	budget	$30,000.00	$30,000.00	
Landscaping 205	1	budget	$35,000.00	$35,000.00	
parking and site work under building	12,780	sq feet	$25.00	$319,500.00	
Building					
Front of house space	22,800	sq feet	$250.00	$5,700,000.00	
Back of House space	12,919	sq feet	$150.00	$1,937,850.00	
Covered Outdoor Dining	6,400	sq feet	$85.00	$544,000.00	
Decks	9,548	sq feet	$60.00	$572,880.00	
Additional costs due to FEMA raised building	13,000	sq feet	$100.00	$1,300,000.00	
Restaurant FF&E				$750,000.00	
Total Phase II(a) - Restaurant and Banquet Facilities				$12,304,995.00	12,304,995

Fishermen's Landing "Hotel"

Phase II(b): Hotel					
Demolish 117 Buildings (4,666 sf)	4,666	sq feet	$10.00	$46,660.00	
Co-op Net Mending Building w public access	5,750	sq feet	$65.00	$373,750.00	
Welding and Maintence shops	3,750	sq feet	$65.00	$243,750.00	
Site prep and parking 117	9,210	sq feet	$15.00	$138,150.00	
Site parking Co-op 305	11,500	sq feet	$15.00	$172,500.00	
Landscaping 117	1	budget	$20,000.00	$20,000.00	
Landscaping Co-operative	1	budget	$20,000.00	$20,000.00	
3,000 offices / bathrooms 2nd fl Coop & maint.	3,000	sq feet	$65.00	$195,000.00	
parking and site work under building	9,225	sq feet	$10.00	$92,250.00	
Building	58,588	sq feet	$200.00	$11,717,600.00	
Additional costs due to FEMA raised building	15,000	sq feet	$100.00	$1,500,000.00	
Hotel	90	Keys	$15,500.00	$1,395,000.00	
Subtotal - Phase II(b) Hotel and Meeting Center				$15,914,660.00	$15,914,660
Total Phase I, Phase II(a) & Phase II(b)					$41,993,285

ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
CIVIL ENGINEERS-LAND SURVEYORS-PLANNERS
400 N. DOVER AVENUE, ATLANTIC CITY, NJ 08401
PHONE: (609) 344-8194; FAX: (609) 344-1594

July 9, 2014

State of New Jersey
Department of Environmental Protection
Bureau of Urban Growth & Redevelopment
Mail Code 501-02A
PO Box 420
Trenton, NJ 08625-0420

REFERENCE: FISHERMEN'S LANDING PHASE I – BULKHEADS, DOCK AND BUILDING REPAIRS
117 - 301 CHANNEL DRIVE
BOROUGH OF POINT PLEASANT BEACH
OCEAN COUNTY, NEW JERSEY
BLOCK 172 LOT 1; BLOCK 171 LOT 9

To Whom It May Concern:

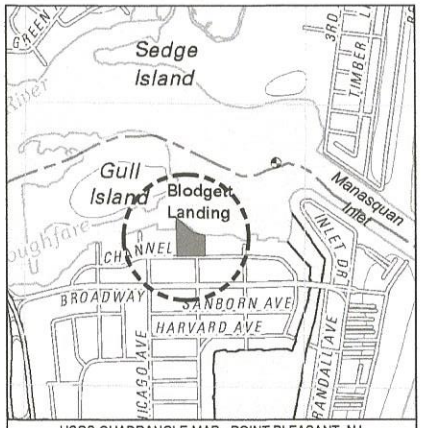
Our office represents Daniel Cohen, the owner of Atlantic Capes Fisheries, Inc. and its businesses located at 205 - 301 Channel Drive, Point Pleasant Beach, New Jersey, the developer of Fishermen's Landing.

We are now in the process of preparing engineering plans and specifications for the construction of replacement bulkheads, pier heads and building reconstruction as a direct result of significant damage that was sustained during Superstorm Sandy. In addition we have submitted an application to the NJDEP Land Use Regulation Program seeking a permit for this proposed activity. Our office has previously secured emergency authorization (1525-13-0003.1; WFD130001) which would allow construction of the bulkhead once funding is secured.

Under the requirements of the NJEDA, it is our understanding that construction should not commence before December 15, 2014, and would be required to be completed no later than December 31, 2015. It is estimated that the aforementioned project will require between ninety and one-hundred twenty days to complete and would, therefore, be completed no later than June 30, 2015.

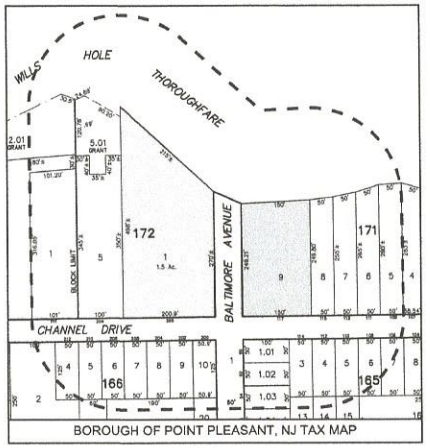
Sincerely,

Jon J. Barnhart, PE, PP, CME



USGS QUADRANGLE MAP - POINT PLEASANT, NJ

Atlantic Capes FISHERIES, INC.



BOROUGH OF POINT PLEASANT, NJ TAX MAP

PLANS TO ACCOMPANY WATERFRONT DEVELOPMENT APPLICATION FOR

REPLACEMENT BULKHEAD CONSTRUCTION

117 & 205 CHANNEL DRIVE

BLOCK 171 LOT 9

BLOCK 172 LOT 1

BOROUGH OF POINT PLEASANT BEACH, NEW JERSEY

200' OWNERS LIST

GENERAL NOTES

1. APPLICANT: ATLANTIC CAPES FISHERIES, INC.
   985 OCEAN DRIVE
   CAPE MAY, NEW JERSEY 08204
2. EXISTING USE: COMMERCIAL FISHING ACTIVITIES AND OPERATIONS
3. INTENT OF APPLICANT:
   APPLICANT INTENDS TO CONSTRUCT A REPLACEMENT BULKHEAD 24" OUTSIDE OF THE EXISTING BULKHEAD (CONSISTENT WITH EMERGENCY AUTHORIZATION 1525-13-0003.1 WFD130001) AND TO CONSTRUCT A STEEL FENDERING SYSTEM TO PROVIDE ADEQUATE SAFETY FOR THE COMMERCIAL FISHING OPERATION.
4. PROPERTY SURVEY:
   SURVEY & PLAN INFORMATION TAKEN FROM ***OUTBOUND & TOPOGRAPHIC SURVEY***, DATED OCTOBER 31, 2013, BY D.W. SMITH ASSOCIATES, LLC.

   ALL ELEVATIONS INDICATED REFLECT NAVD 1988 DATUM
5. SITE LOCATION DATA:
   BLOCK 171 LOT 9
   BLOCK 172 LOT 1

   BOROUGH OF POINT PLEASANT BEACH - MC DISTRICT

   LATITUDE: 40° 06' 07.29" N
   LONGITUDE: 74° 02' 34.40" W

SHEET INDEX

C-01 NJDEP WATERFRONT DEVELOPMENT PLAN COVER SHEET
C-02 EXISTING CONDITIONS PLAN
C-03 BULKHEAD LOCATION PLAN & DETAILS

ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

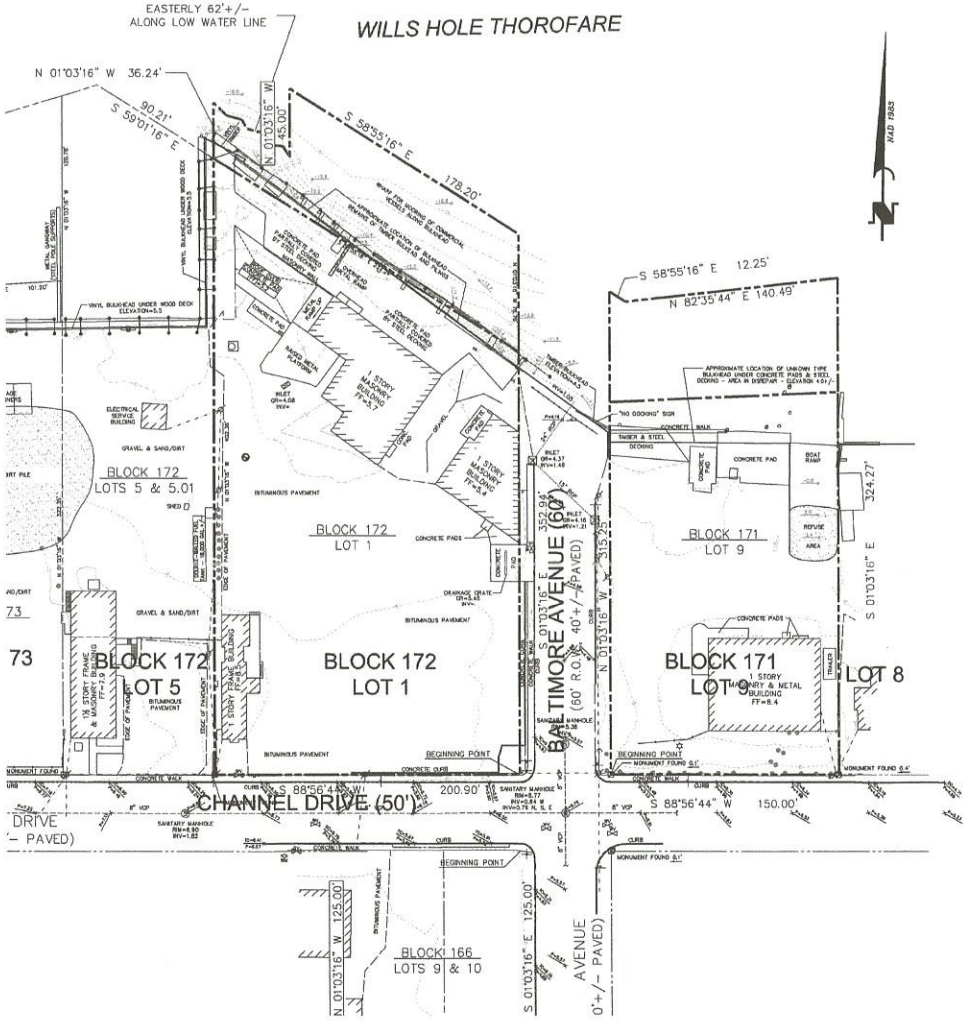
REVISIONS

THOMAS A. DASE
PROFESSIONAL PLANNER N.J. NO.
PROFESSIONAL ENGINEER N.J. NO. GE48387

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 2676
PROFESSIONAL LAND SURVEYOR N.J. NO. 28314

NJDEP WATERFRONT DEVELOPMENT PLAN - COVER SHEET
BLOCK 171 LOT 9 BLOCK 172 LOT 1
BOROUGH OF POINT PLEASANT BEACH OCEAN COUNTY NEW JERSEY
SCALE: NTS
DATE: 4/17/14
BY: T DASE
PROJ. NO.:31202

SHEET NO. C-1
SHEET 1 of 3



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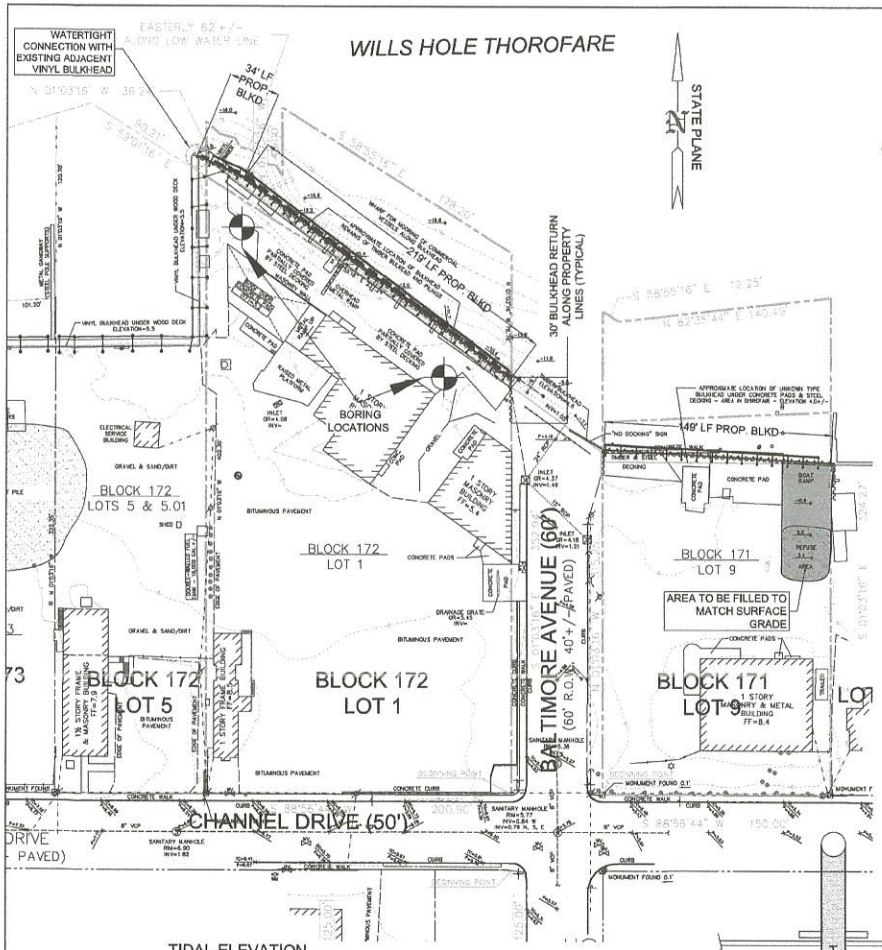
PROFESSIONAL LAND SURVEYOR N.J. NO. 26314

EXISTING CONDITIONS PLAN
BLOCK 171 LOT 9 BLOCK 172 LOT 1
BOROUGH OF POINT PLEASANT BEACH OCEAN COUNTY NEW JERSEY
SCALE: 1" = 30'
DATE: 4/17/14
BY: T DASE
PROJ. NO.:31202

SHEET NO.
C-2
SHEET 2 of 3



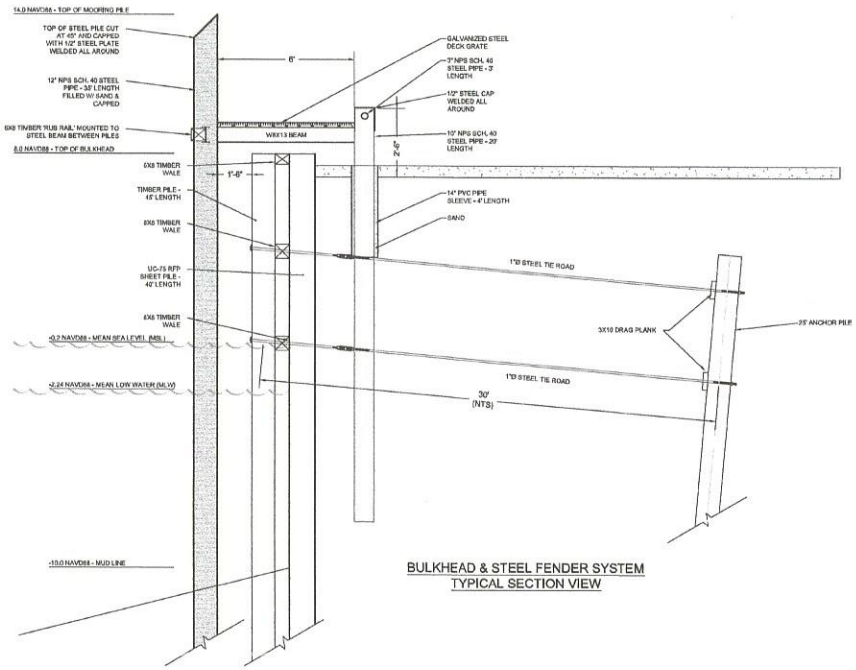
TIDAL ELEVATION

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988.

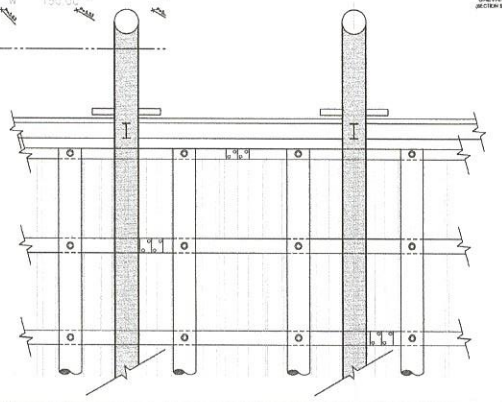
	MLLW	NAVD 1988
MEAN HIGHER HIGH WATER	= 4.53'	+2.11'
MEAN HIGH WATER	= 4.20'	+1.78'
MEAN SEA LEVEL	= 2.22'	-0.20'
MEAN TIDE LEVEL	= 2.19'	-0.23'
MEAN LOW WATER	= 0.18'	-2.24'
MEAN LOWER LOW WATER	= 0.00'	-2.42'

TIDAL ELEVATION INFORMATION SHOWN IS TAKEN FROM MANASQUAN INLET TIDAL STATION ID 8532591, TIDAL EPOCH 1983-2001.

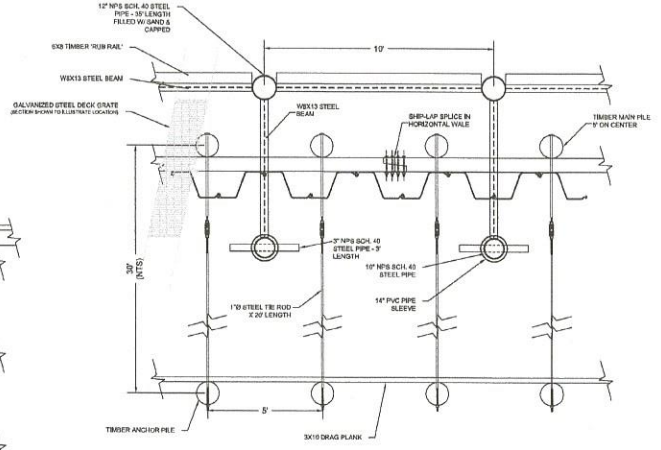
SURVEY & PLAN INFORMATION TAKEN FROM ***OUTBOUND & TOPOGRAPHIC SURVEY***, DATED OCTOBER 31, 2013, BY D.W. SMITH ASSOCIATES, LLC.



BULKHEAD & STEEL FENDER SYSTEM
TYPICAL SECTION VIEW



BULKHEAD & STEEL FENDER SYSTEM
TYPICAL ELEVATION VIEW



BULKHEAD & STEEL FENDER SYSTEM
TYPICAL PLAN

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ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 2676
PROFESSIONAL LAND SURVEYOR N.J. NO. 26314

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

REVISIONS

BULKHEAD LOCATION PLAN & DETAILS

BLOCK 171 LOT 9 BLOCK 172 LOT 1
BOROUGH OF POINT PLEASANT BEACH OCEAN COUNTY NEW JERSEY

SCALE: 1" = 30'
DATE: 4/17/14

BY: T DASE
PROJ. NO.:31202

SHEET NO. C-3
SHEET 3 OF 3

TIDAL ELEVATION

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988.

	MLLW	NAVD 1988
MEAN HIGHER HIGH WATER	= 4.53'	+2.11'
MEAN HIGH WATER	= 4.20'	+1.78'
MEAN SEA LEVEL	= 2.22'	-0.20'
MEAN TIDE LEVEL	= 2.19'	-0.23'
MEAN LOW WATER	= 0.18'	-2.24'
MEAN LOWER LOW WATER	= 0.00'	-2.42'

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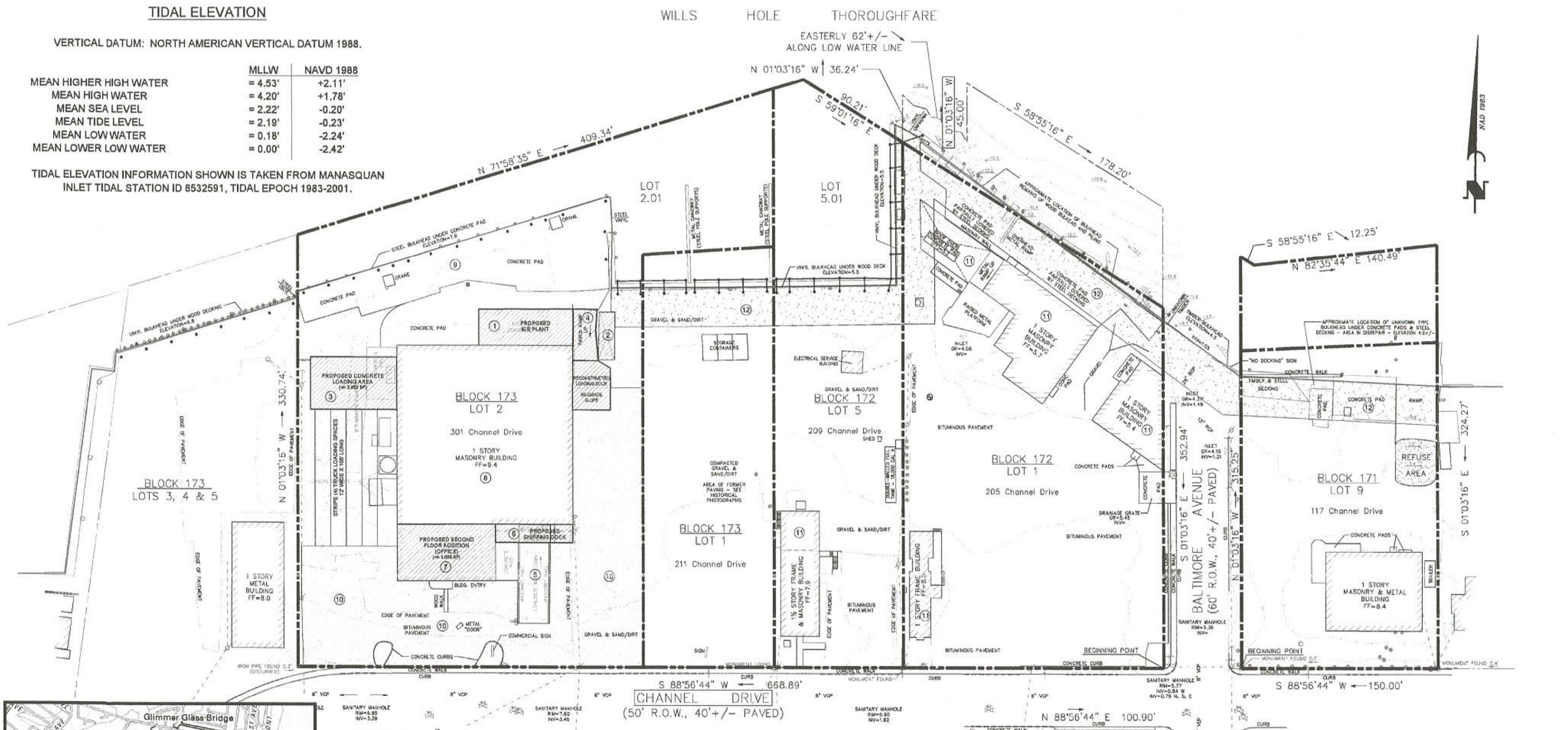

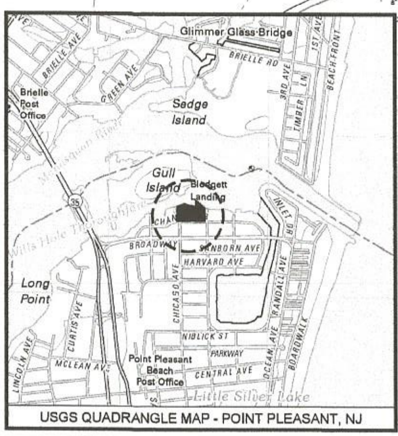

LIST OF PROPOSED ACTIVITIES

1. REMOVE EXISTING ICE PLANT AND CONSTRUCT NEW AT THE RIGHT (EAST) REAR SIDE OF THE 301 BUILDING WITHIN THE LIMITS OF THE EXISTING ROOFED AREA
2. RELOCATE EXISTING 18000 FUEL TANK (OR CONSTRUCT NEW - TO BE DETERMINED) INCLUDING CONNECTIONS AS NEEDED TO SERVICE THE COMMERCIAL VESSELS UTILIZING THE FACILITY. THE TANK WILL BE LOCATED TO THE RIGHT (EAST) SIDE OF THE EXISTING LOADING DOCK ADJACENT TO THE 301 BUILDING
3. CONSTRUCT A NEW CONCRETE LOADING RAMP WITH ACCESS TO CHANNEL DRIVE; LOCATED TO THE LEFT (WEST) SIDE OF THE 301 BUILDING TO ACCOMMODATE FOUR TRUCK BAYS
4. UPGRADE AND CORRECT THE SLOPE OF THE EXISTING LOADING DOCK LOCATED TO THE RIGHT (EAST) SIDE OF THE 301 BUILDING
5. UPGRADE THE EXISTING LOADING DOCK, INCLUDING RE-SLOPING OF THE LOADING DOCK CONCRETE RAMP LOCATED AT THE FRONT RIGHT (EAST) SIDE OF THE 301 BUILDING
6. CONSTRUCT NEW SHIPPING DOCK PLATFORM AND ENCLOSURE (APPROXIMATE DIMENSIONS 14' X 46') AT THE FRONT RIGHT (EAST) SIDE OF THE 301 BUILDING ADJACENT TO THE LOADING DOCK
7. CONSTRUCT NEW 3000 SF SECOND FLOOR ADDITION AT THE FRONT LEFT (WEST) SIDE OF THE 301 BUILDING, TO BE USED AS OFFICE SPACE FOR THE FACILITY'S OPERATIONS. APPROXIMATE DIMENSIONS OF THE ADDITION TO BE 40' X 75' WITH NO EXPANSION OF THE EXISTING BUILDING FOOTPRINT AT GRADE)
8. COMPLETE VARIOUS INTERIOR RENOVATIONS AND STRUCTURAL UPGRADES TO THE EXISTING 301 BUILDING
9. RECONSTRUCT THE EXISTING PAVED AND CONCRETE AREA LYING TO THE REAR OF THE 301 BUILDING (BETWEEN THE BUILDING AND THE BULKHEAD LINE) TO PROVIDE BETTER SURFACE GRADING AND STORM WATER FLOW
10. REPAIR OR RECONSTRUCT THE EXISTING ASPHALT PAVED AND CONCRETE AREAS LYING IN THE AREA OF THE 301 BUILDING AS NOTED ON THE PLAN
11. DEMOLISH SELECTED BUILDINGS THROUGHOUT THE PROPERTY AS NOTED ON THE PLAN
12. CONSTRUCTION OF A NEW LINEAR APPROXIMATELY 30' WIDE CONCRETE SPLASH PAD/CONCRETE WORKING PLATFORM ALONG THE INSIDE EDGE OF THE BULKHEAD AS SHOWN ON THE PLAN

GRAPHIC SCALE IN FEET: 30 0 30 60 90

NOTES:
1. THIS PLAN IS REFERENCED TO:
   A. FILED MAP NO. B-1, AS REFERENCED ABOVE
   B. A PLAN ENTITLED, *MINOR SUBDIVISION OF PROPERTY IN THE BOROUGH OF POINT PLEASANT BEACH, OCEAN COUNTY, NEW JERSEY*, AS PREPARED BY THE BIRDSALL CORPORATION AND FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON APRIL 24, 1981, AS MAP NO. F-1107
   C. TITLE INSURANCE POLICY NO. M-9302-003523916 ISSUED BY STEWART TITLE GUARANTY COMPANY.
   D. POINT PLEASANT BEACH BOROUGH TAX MAP SHEETS NO. 7 & 9
   E. AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY D W SMITH ASSOCIATES, LLC. PERSONNEL DURING OCTOBER 7 THRU OCTOBER 31, 2013.
2. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
3. NO ATTEMPT HAS BEEN MADE TO IDENTIFY THE PRESENCE/ABSENCE OF NEW JERSEY TIDELANDS CLAIMS
4. NO ATTEMPT HAS BEEN MADE TO IDENTIFY THE PRESENCE/ABSENCE OF WETLANDS
5. HORIZONTAL DATUM = NAD 1983
6. VERTICAL DATUM = NAVD 1988

SURVEY & PLAN INFORMATION TAKEN FROM ***OUTBOUND & TOPOGRAPHIC SURVEY***, DATED OCTOBER 31, 2013, BY D.W. SMITH ASSOCIATES, LLC.

PLAN TO ACCOMPANY REQUEST TO NJDEP FOR JURISDICTIONAL DETERMINATION

BLOCK: 171	LOT: 9
BLOCK: 172	LOTS: 1, 5 & 5.01
BLOCK: 173	LOTS: 1, 2 & 2.01

BOROUGH OF POINT PLEASANT BEACH OCEAN COUNTY NEW JERSEY

SCALE: 1" = 30' BY: T. DASE
DATE: 1/2/13 PROJ. NO.: 31202

SHEET NO. C-1
SHEET 1 OF 2

ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

THOMAS A. DASE
PROFESSIONAL PLANNER N.J. NO. 33LI00625100
PROFESSIONAL ENGINEER N.J. NO. GE48387

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 2676
PROFESSIONAL LAND SURVEYOR N.J. NO. 28314

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

REVISIONS

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F.M. TO BE 12 IN A MINIMUM THICKNESS. ALL RESPONSIBILITIES FOR ANY AND ALL DEVIATIONS FROM THE LAWS, REGULATIONS AND REQUIREMENTS GOVERNING THE CONSTRUCTION AND/OR ALTERATION OF BUILDINGS, STRUCTURES AND/OR IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) AND/OR SUBCONTRACTOR(S) AND/OR VENDOR(S) PERFORMING SUCH WORK.

ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-6194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
			REVISIONS				

THOMAS A. DASE
PROFESSIONAL PLANNER N.J. NO. 33LI00625100
PROFESSIONAL ENGINEER N.J. NO. GE48387

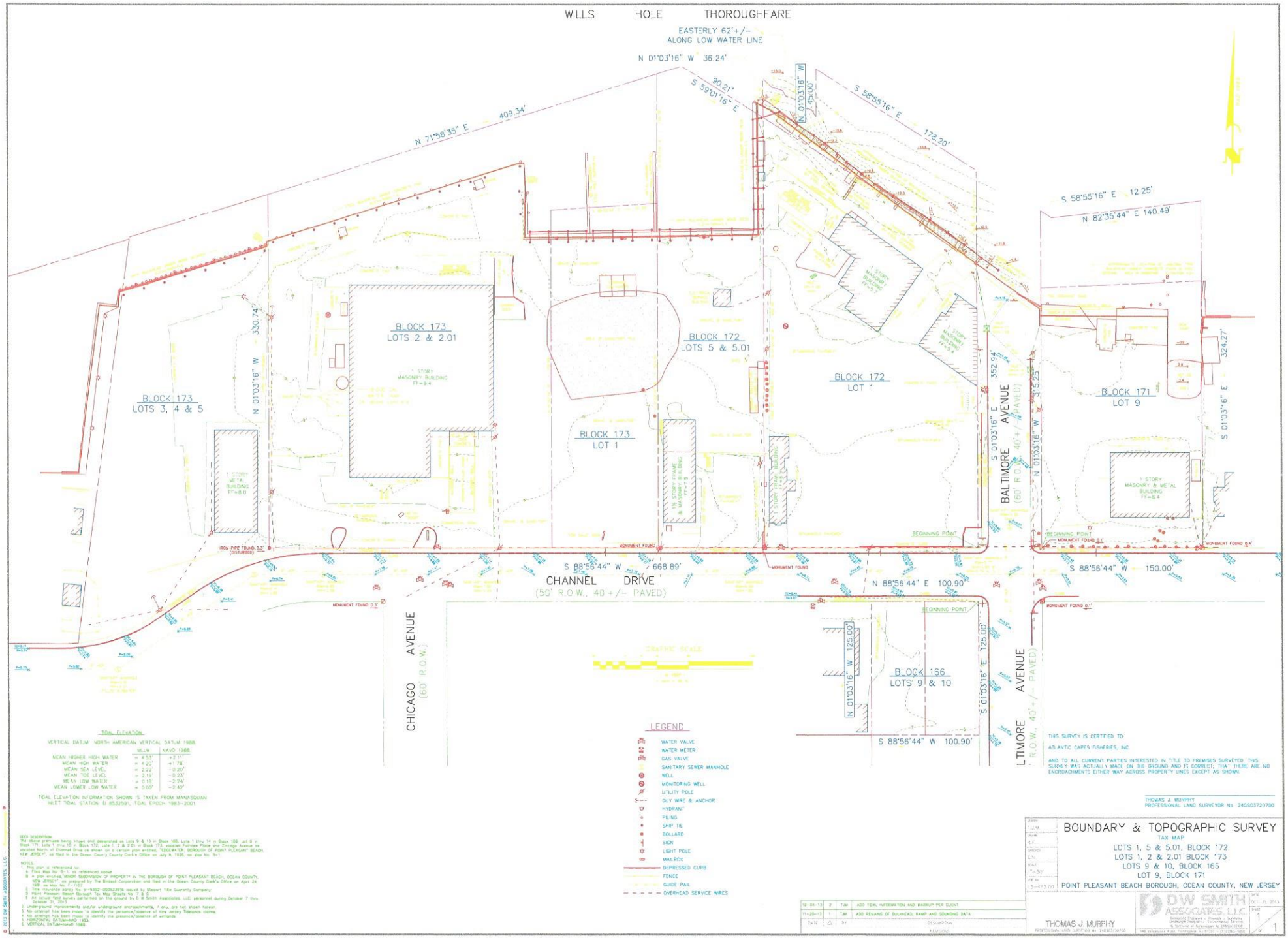
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 2675
PROFESSIONAL LAND SURVEYOR N.J. NO. 28314

AERIAL PHOTOGRAPH AND AREA PLAN

BLOCK: 171 LOT: 9
BLOCK: 172 LOTS: 1, 5 & 5.01
BLOCK: 173 LOTS: 1, 2 & 2.01
BOROUGH OF POINT PLEASANT BEACH OCEAN COUNTY NEW JERSEY

SCALE: 1" = 30'
DATE: 1/2/13
BY: T. DASE
PROJ. NO.: 31202

SHEET NO. C-2
SHEET 2 OF 2



TIDAL ELEVATION

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988

	MLW	NAVD 1988
MEAN HIGHER HIGH WATER	= 4.53'	+2.11'
MEAN HIGH WATER	= 4.20'	+1.78'
MEAN SEA LEVEL	= 2.22'	-0.20'
MEAN TIDE LEVEL	= 2.19'	-0.23'
MEAN LOW WATER	= 0.18'	-2.24'
MEAN LOWER LOW WATER	= 0.00'	-2.42'

TIDAL ELEVATION INFORMATION SHOWN IS TAKEN FROM MANASQUAN INLET TIDAL STATION ID 8532591, TIDAL EPOCH 1983-2001

LEGEND

- WATER VALVE
- WATER METER
- GAS VALVE
- SANITARY SEWER MANHOLE
- WELL
- MONITORING WELL
- UTILITY POLE
- GUY WIRE & ANCHOR
- HYDRANT
- PILING
- SHIP TIE
- BOLLARD
- SIGN
- LIGHT POLE
- MAILBOX
- DEPRESSED CURB
- FENCE
- GUIDE RAIL
- OVERHEAD SERVICE WIRES

THIS SURVEY IS CERTIFIED TO:

ATLANTIC CAPES FISHERIES, INC.

AND TO ALL CURRENT PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED. THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AND IS CORRECT; THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

THOMAS J. MURPHY
PROFESSIONAL LAND SURVEYOR No. 24GS03720700

DEED DESCRIPTION:
The above premises being known and designated as Lots 9 & 10 in Block 166, Lots 1 thru 14 in Block 168, Lot 9 in Block 171, Lots 1 thru 10 in Block 172, Lots 1, 2 & 2.01 in Block 173, vacated Fairview Place and Chicago Avenue as vacated North of Channel Drive as shown on a certain plan entitled, "EDGEWATER, BOROUGH OF POINT PLEASANT BEACH, NEW JERSEY", as filed in the Ocean County Clerk's Office on July 8, 1926, as Map No. 8-1.

NOTES:
1. This plan is referenced to:
   A. Filed Map No. 8-1, as referenced above.
   B. A plan entitled "MINOR SUBDIVISION OF PROPERTY IN THE BOROUGH OF POINT PLEASANT BEACH, OCEAN COUNTY, NEW JERSEY", prepared by The Bristol Corporation and filed in the Ocean County Clerk's Office on April 24, 1981 as Map No. F-11621.
   C. Title insurance policy No. W-9352-003523916 issued by Stewart Title Guaranty Company.
   D. Point Pleasant Beach Borough Tax Map Sheets No. 7 & 8.
   E. An actual field survey performed on the ground by D.W. Smith Associates, LLC. personnel during October 7 thru October 31, 2013.
2. Underground improvements and/or underground encroachments, if any, are not shown hereon.
3. No attempt has been made to identify the presence/absence of New Jersey Tidelands claims.
4. No attempt has been made to identify the presence/absence of wetlands.
5. HORIZONTAL DATUM=NAD 1983.
6. VERTICAL DATUM=NAVD 1988

12-04-13	2	TJM	ADD TOAL INFORMATION AND MARKUP PER CLIENT
11-20-13	1	TJM	ADD REMAINS OF BUILDINGS, RAMP AND SOUNDING DATA
DATE	△	BY	DESCRIPTION

REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY

TAX MAP

LOTS 1, 5 & 5.01, BLOCK 172
LOTS 1, 2 & 2.01 BLOCK 173
LOTS 9 & 10, BLOCK 166
LOT 9, BLOCK 171

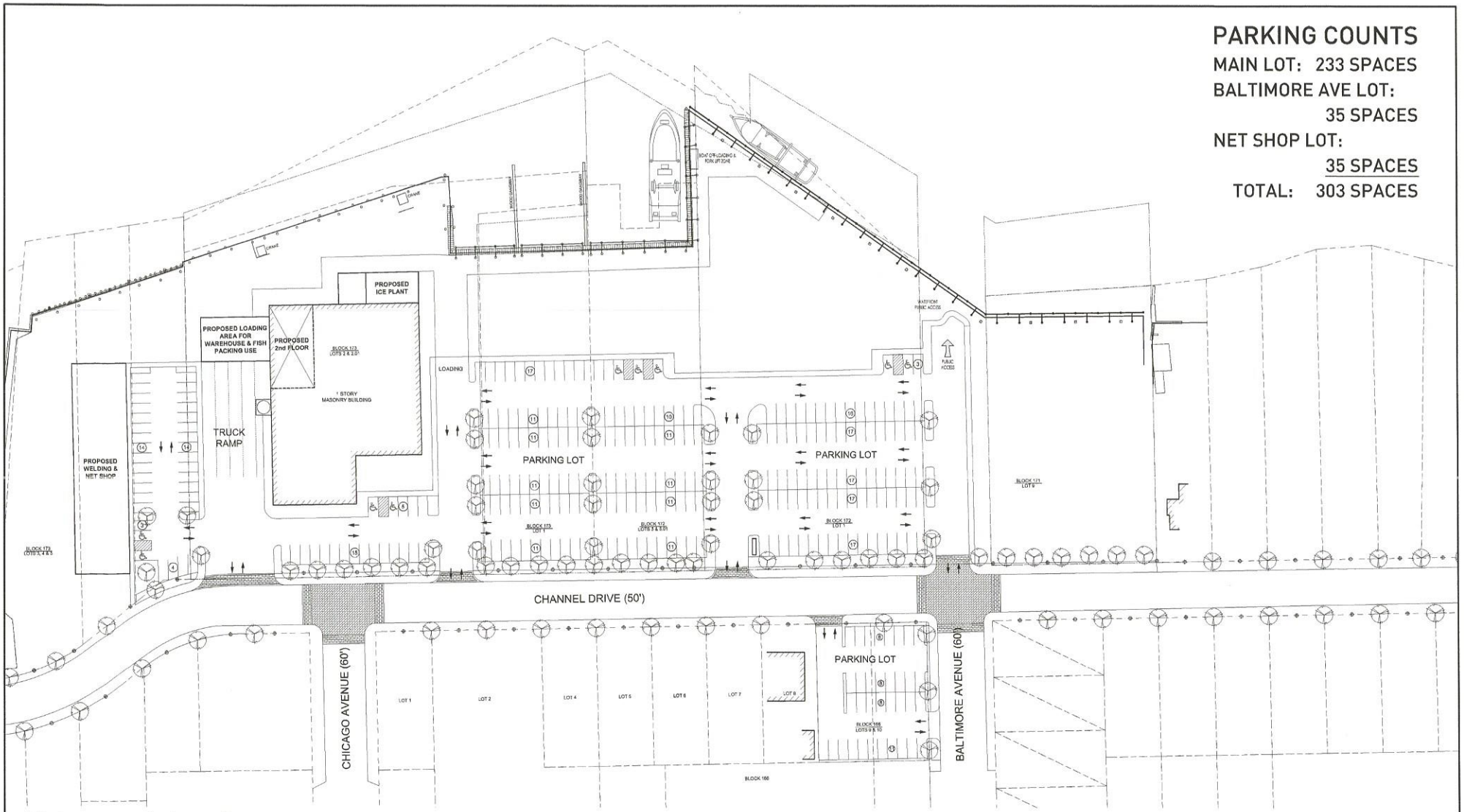
POINT PLEASANT BEACH BOROUGH, OCEAN COUNTY, NEW JERSEY

DESIGN	T.J.M.
DRAWN	K.E.
CHECKED	C.V.
SCALE	1"=30'
JOB No.	13-182.00
DATE	OCT. 31, 2013
SHEET	1
OF	1

THOMAS J. MURPHY
PROFESSIONAL LAND SURVEYOR No. 24GS03720700

D.W. SMITH ASSOCIATES, LLC
Consulting Engineers · Planners · Surveyors
Construction Managers · Environmental Services
NJ Certificate of Authorization No. 24MA03128300
148 Waterview Blvd., Parsippany, NJ 07054 · (973)263-1600

© 2013 DW SMITH ASSOCIATES, LLC



Fishermen's Landing

Phase I Site Plan

November 14, 2013

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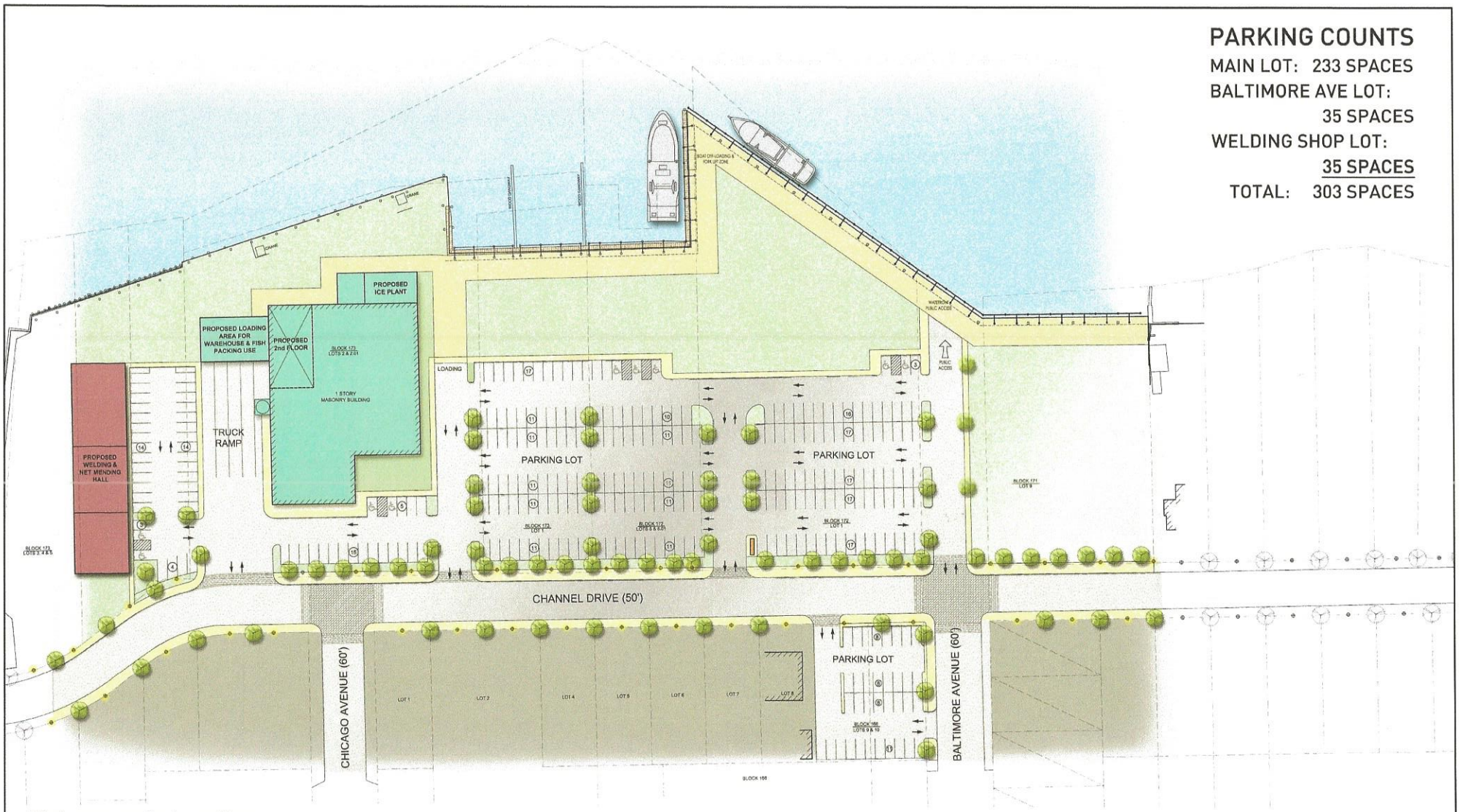
FURNISHINGS



Fishermen's Landing

Phase I Site Plan

November 14, 2013

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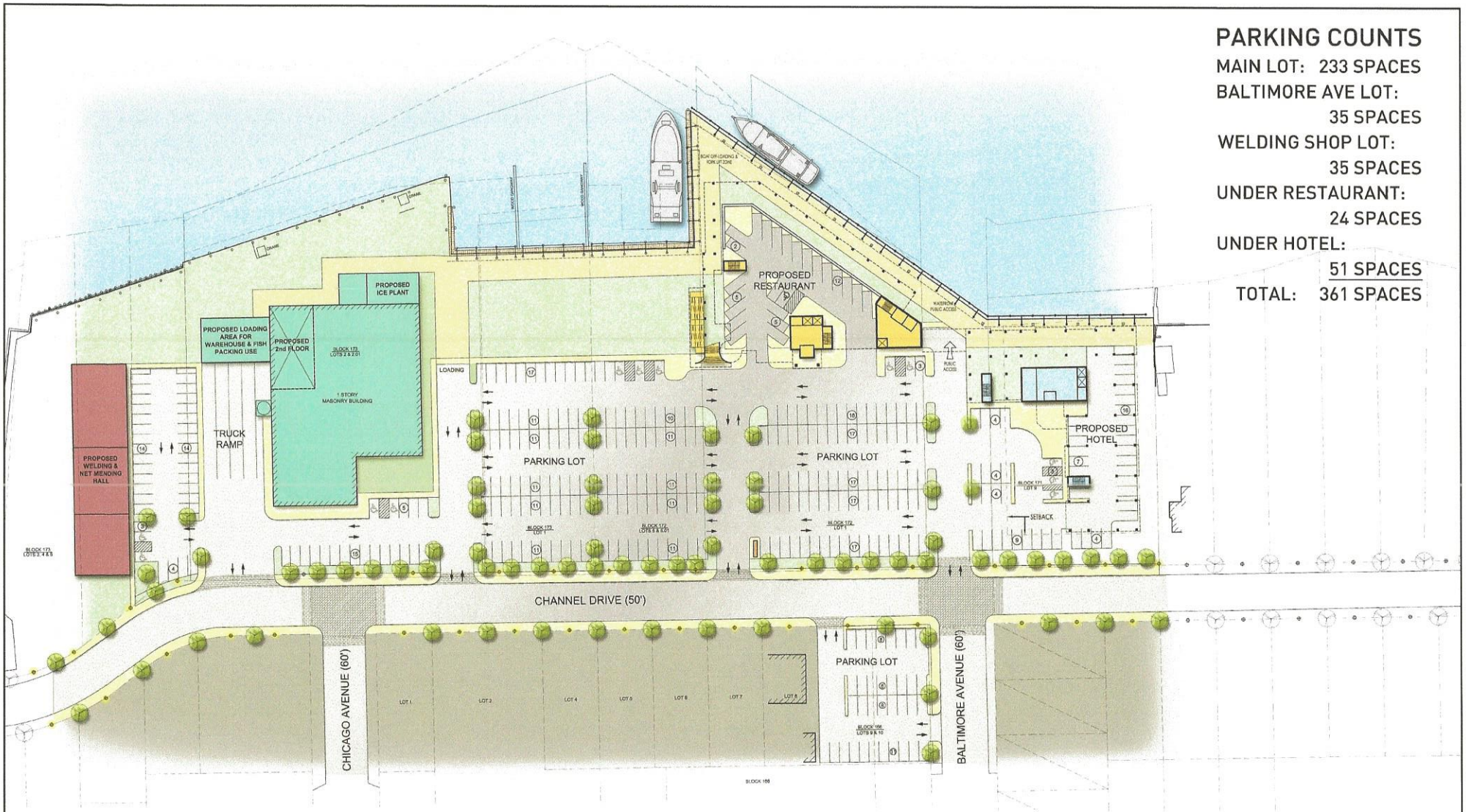

PARKING COUNTS

MAIN LOT: 233 SPACES
BALTIMORE AVE LOT: 35 SPACES
WELDING SHOP LOT: 35 SPACES
UNDER RESTAURANT: 24 SPACES
UNDER HOTEL: 51 SPACES
TOTAL: 361 SPACES

Fishermen's Landing

Phase II & III Site Plan with Ground Floor

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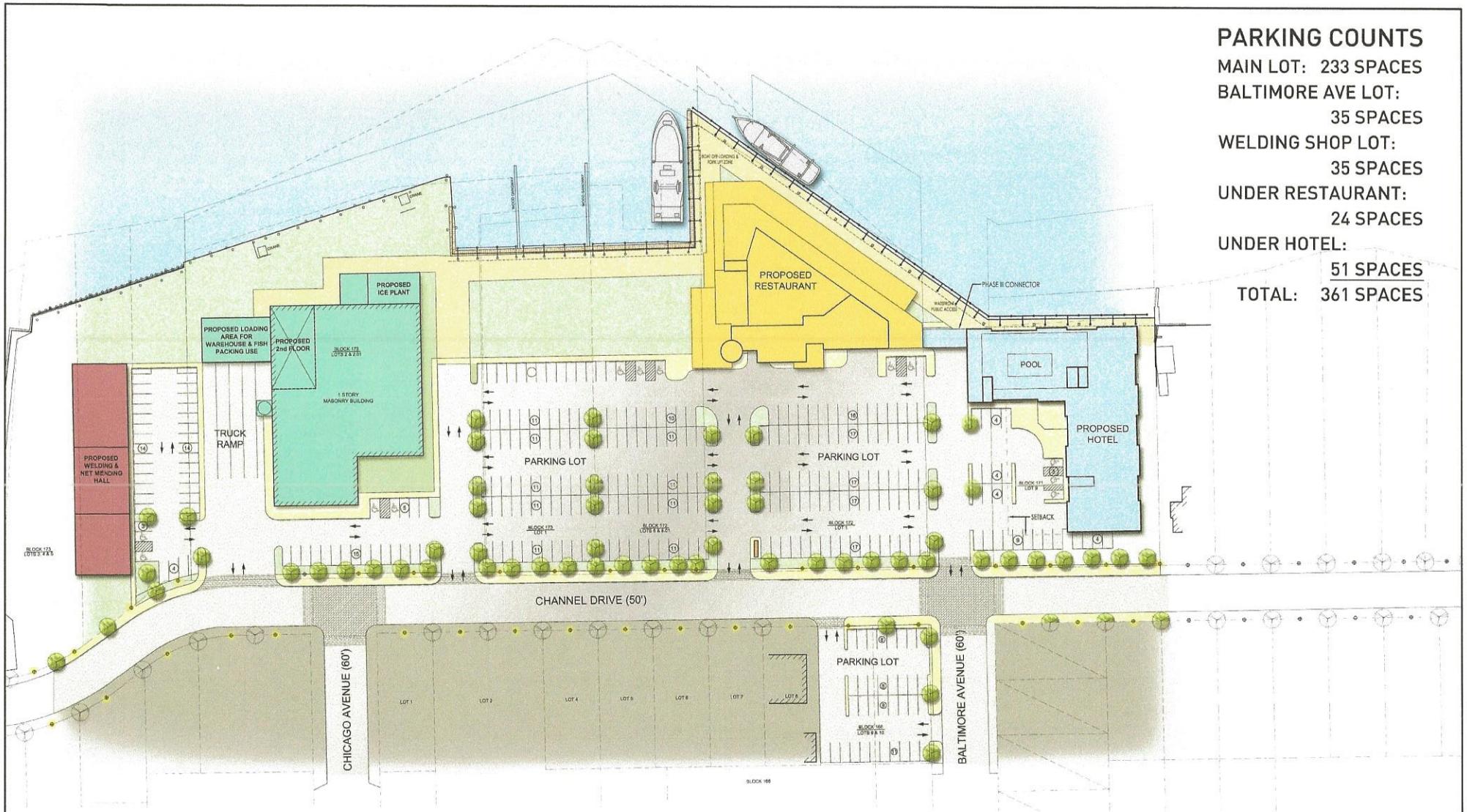

PARKING COUNTS

MAIN LOT: 233 SPACES
BALTIMORE AVE LOT: 35 SPACES
WELDING SHOP LOT: 35 SPACES
UNDER RESTAURANT: 24 SPACES
UNDER HOTEL: 51 SPACES
TOTAL: 361 SPACES

Fishermen's Landing

Phase II & III Site Plan

November 14, 2013

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N

0' 40' 80' 160'

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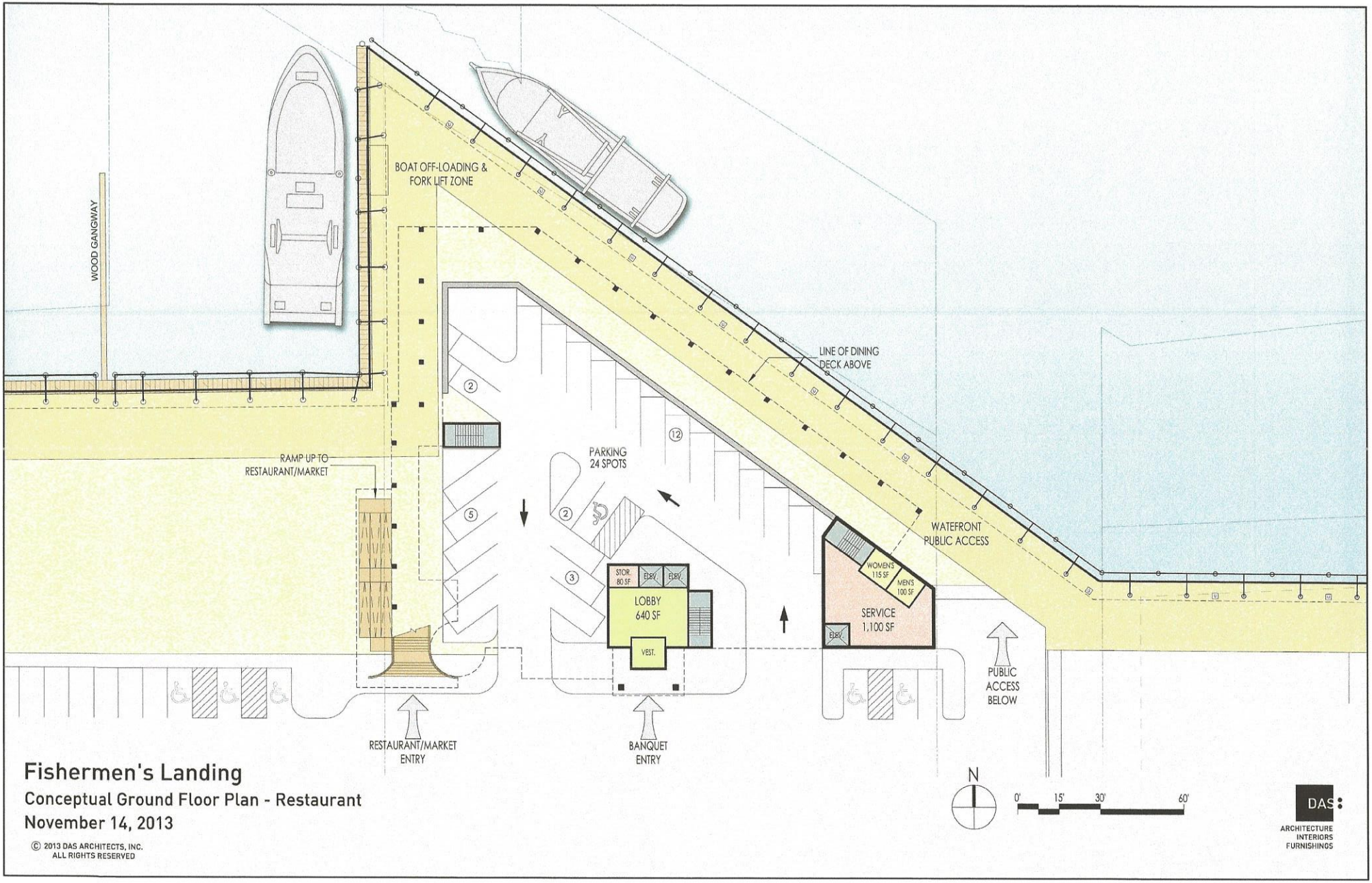

Fishermen's Landing

Conceptual Ground Floor Plan - Restaurant

November 14, 2013

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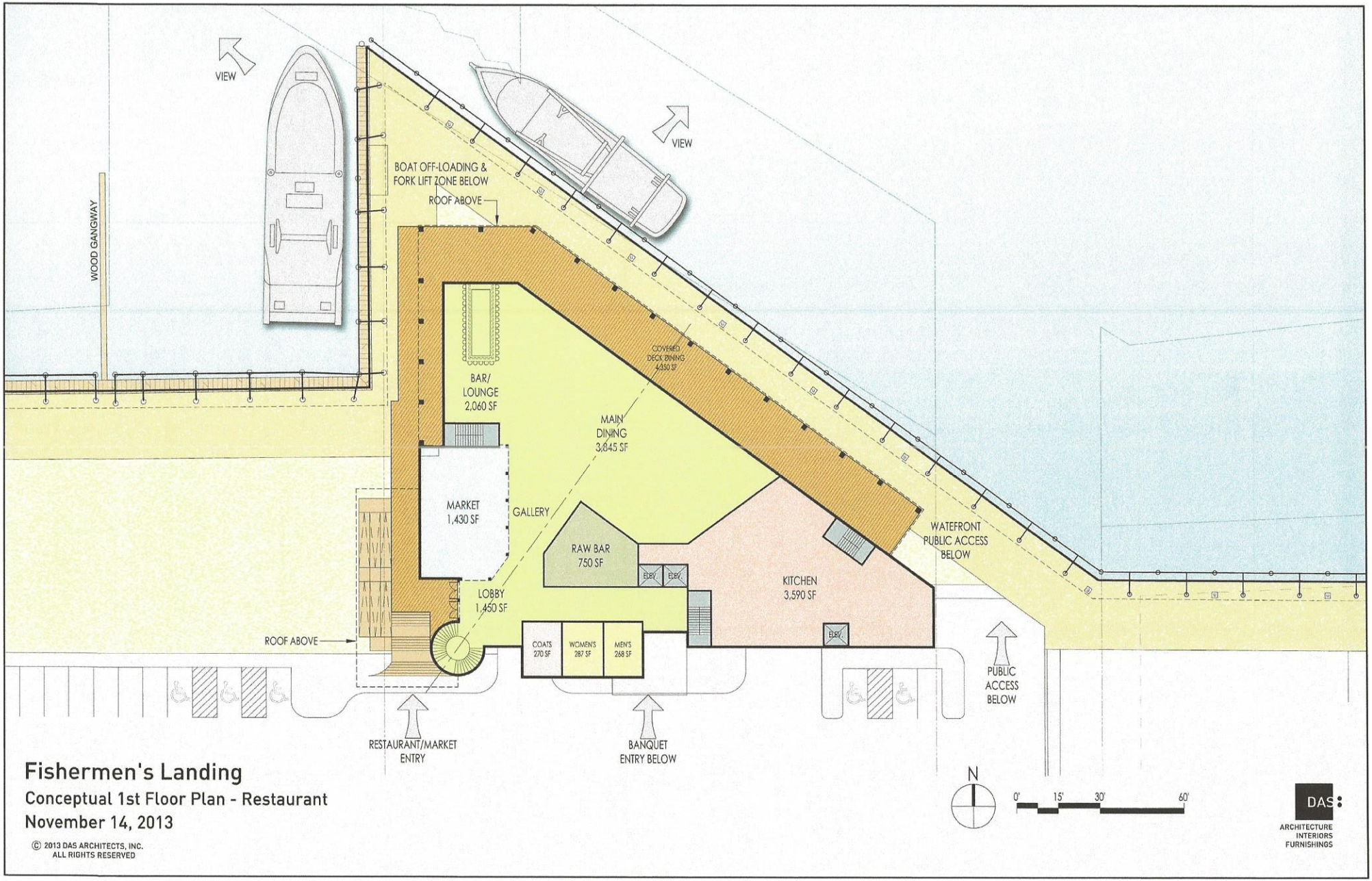

Fishermen's Landing

Conceptual 1st Floor Plan - Restaurant

November 14, 2013

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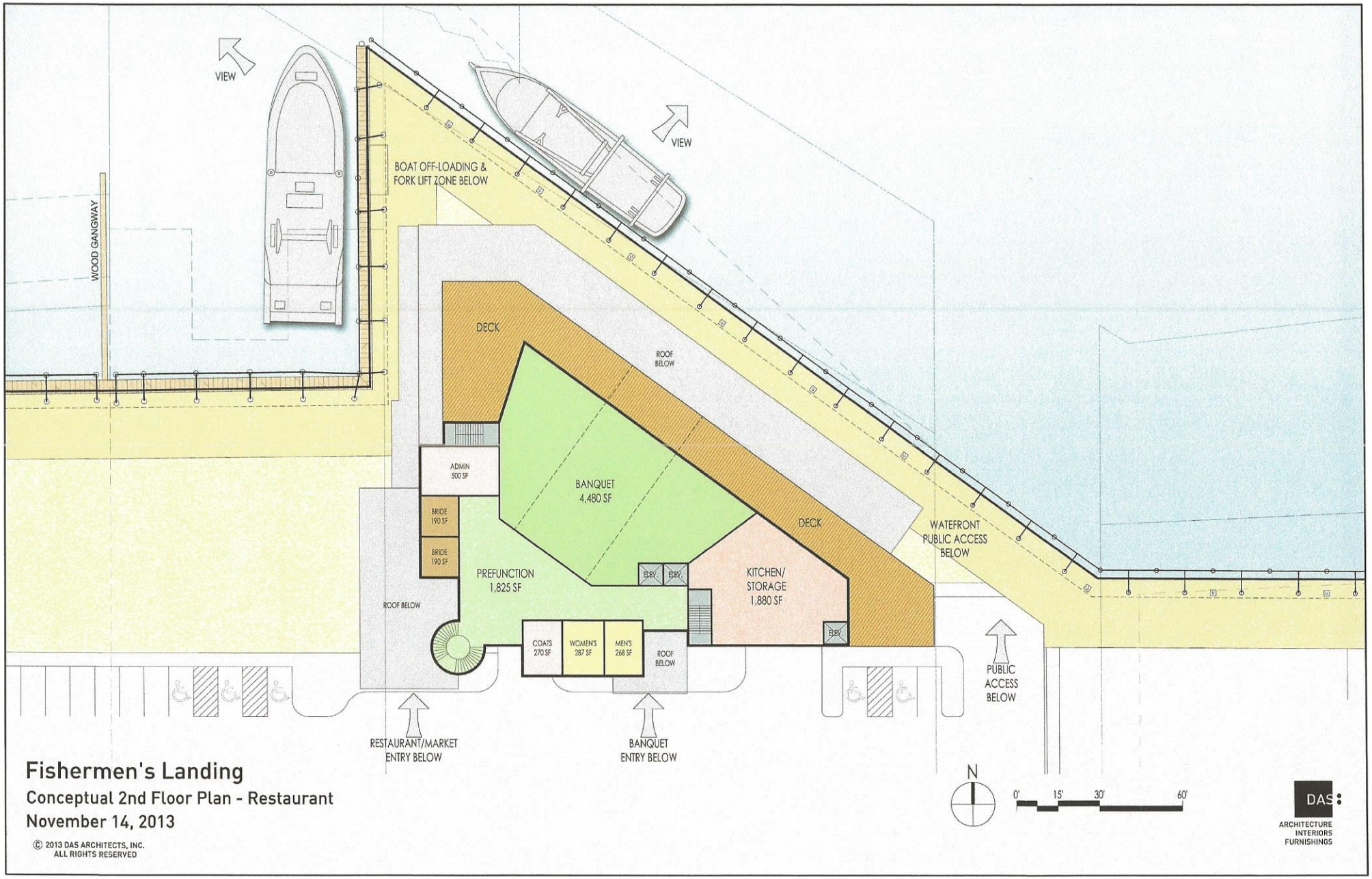

Fishermen's Landing

Conceptual 2nd Floor Plan - Restaurant

November 14, 2013

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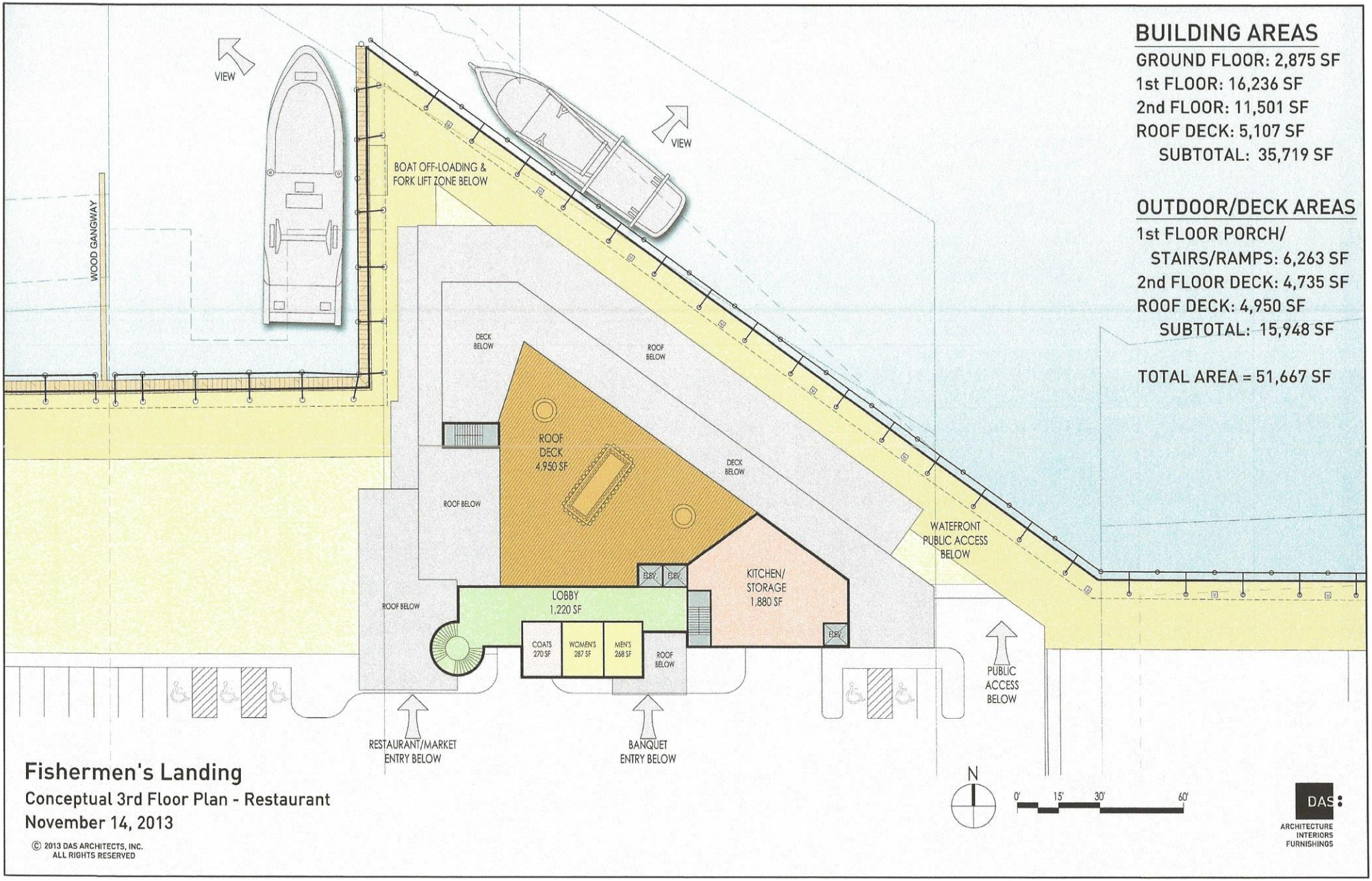

BUILDING AREAS

GROUND FLOOR: 2,875 SF
1st FLOOR: 16,236 SF
2nd FLOOR: 11,501 SF
ROOF DECK: 5,107 SF
SUBTOTAL: 35,719 SF

OUTDOOR/DECK AREAS

1st FLOOR PORCH/
STAIRS/RAMPS: 6,263 SF
2nd FLOOR DECK: 4,735 SF
ROOF DECK: 4,950 SF
SUBTOTAL: 15,948 SF

TOTAL AREA = 51,667 SF

Fishermen's Landing

Conceptual 3rd Floor Plan - Restaurant
November 14, 2013

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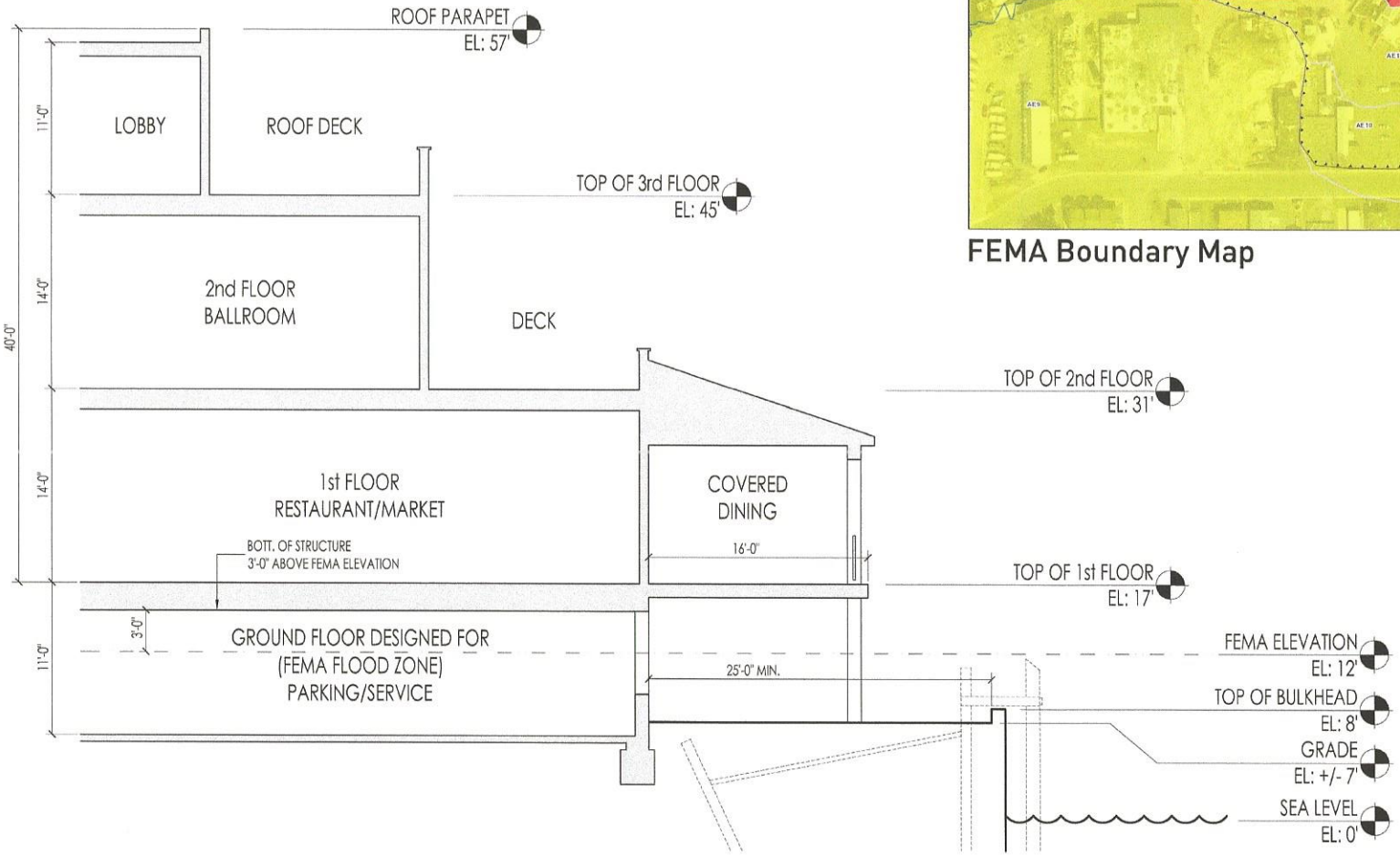
FEMA Boundary Map



Fishermen's Landing

Conceptual Section

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0' 4' 8' 16'

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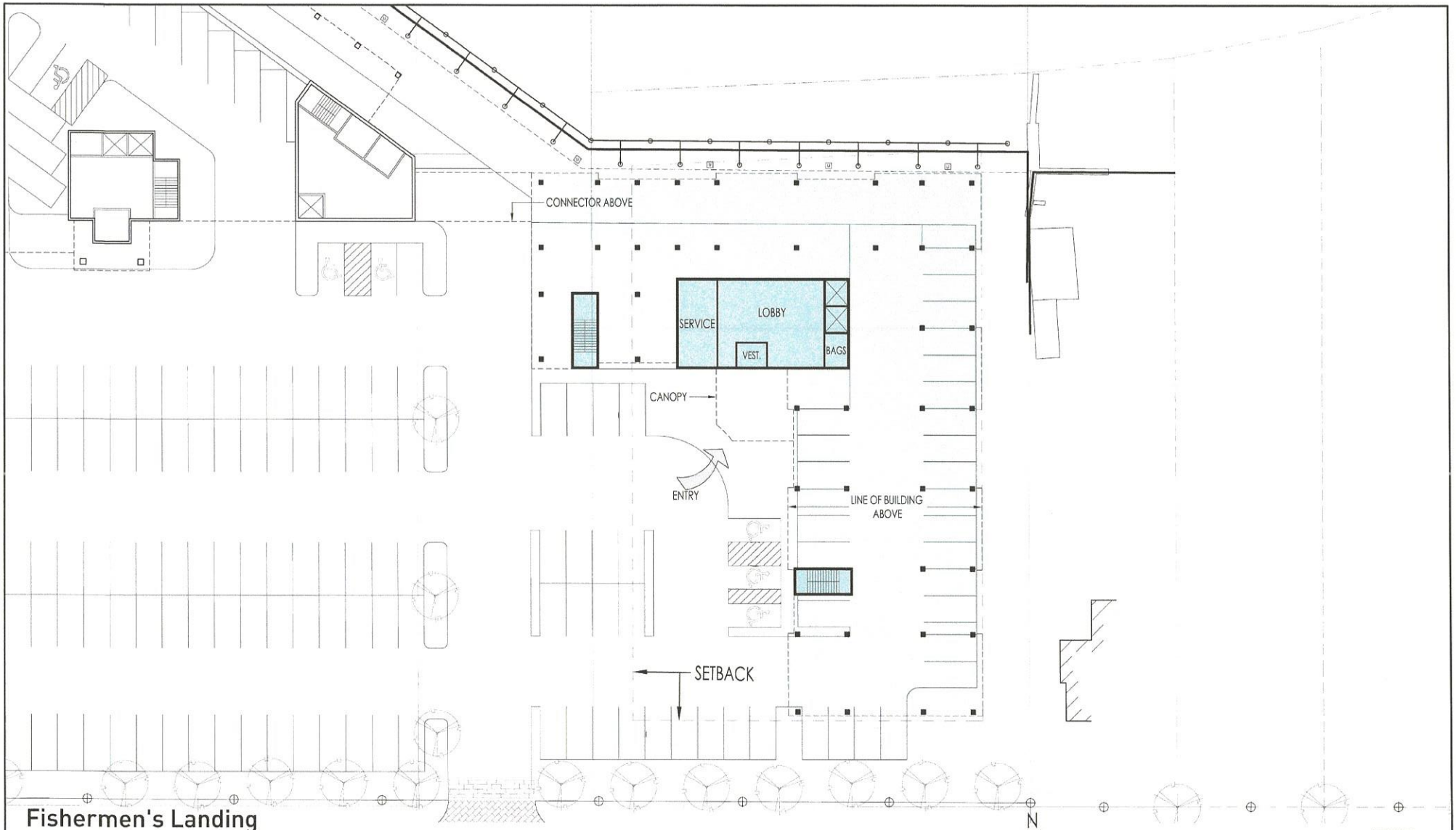

Fishermen's Landing

Conceptual Ground Floor Plan - Hotel

November 14, 2013

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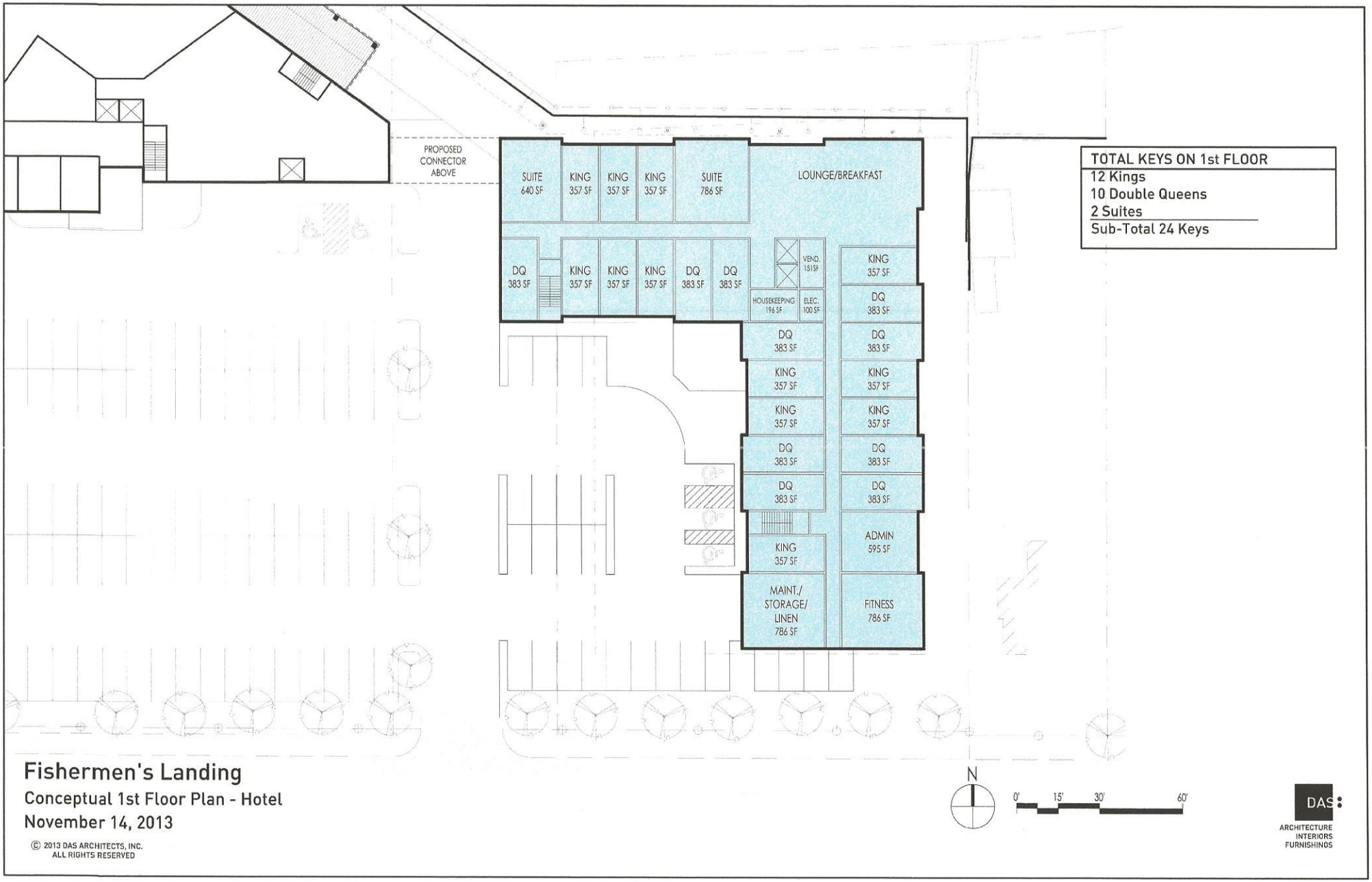

Fishermen's Landing

Conceptual 1st Floor Plan - Hotel

November 14, 2013

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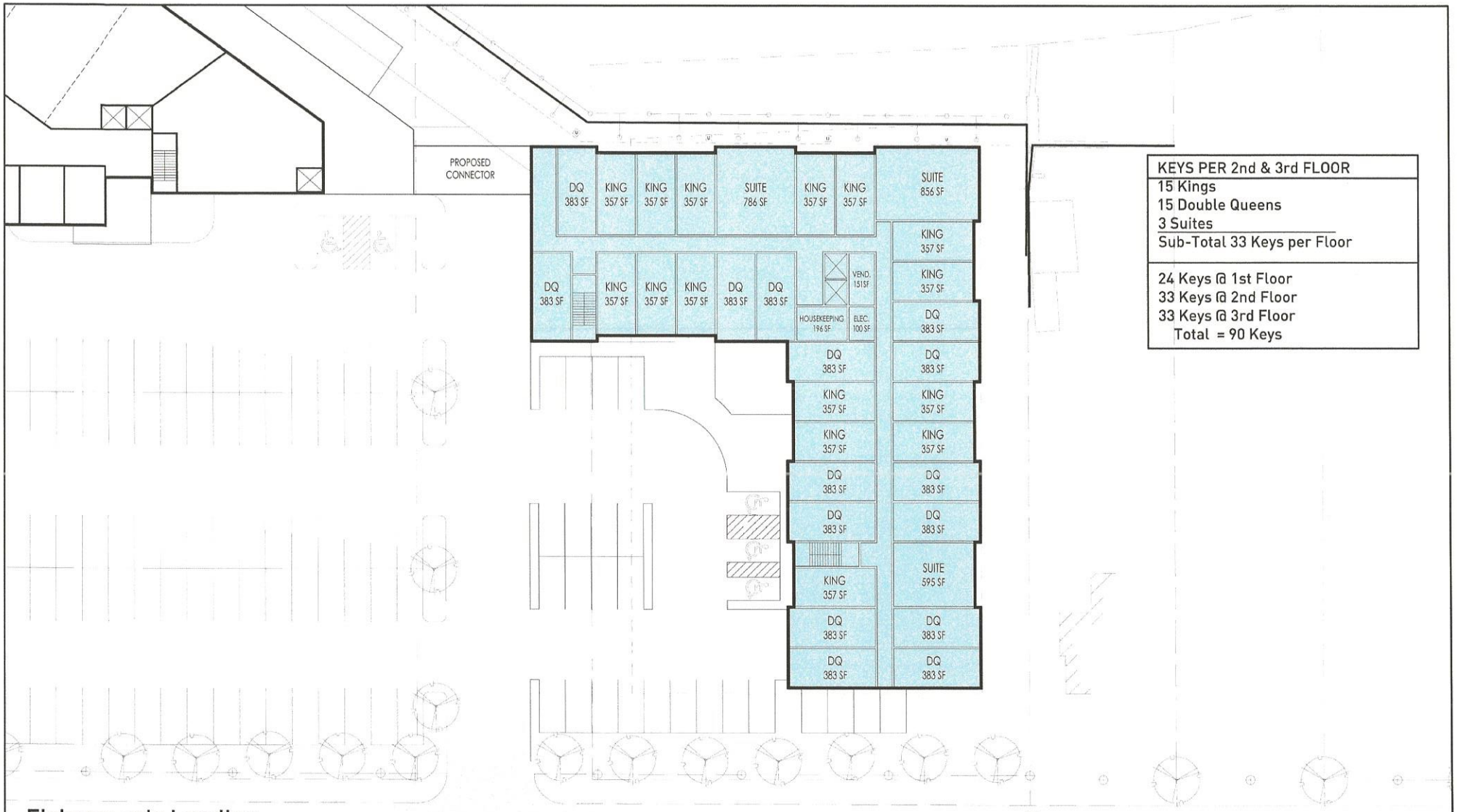

KEYS PER 2nd & 3rd FLOOR
15 Kings
15 Double Queens
3 Suites
Sub-Total 33 Keys per Floor
24 Keys @ 1st Floor
33 Keys @ 2nd Floor
33 Keys @ 3rd Floor
Total = 90 Keys

Fishermen's Landing

Conceptual 2nd & 3rd Floor Plans - Hotel

November 14, 2013

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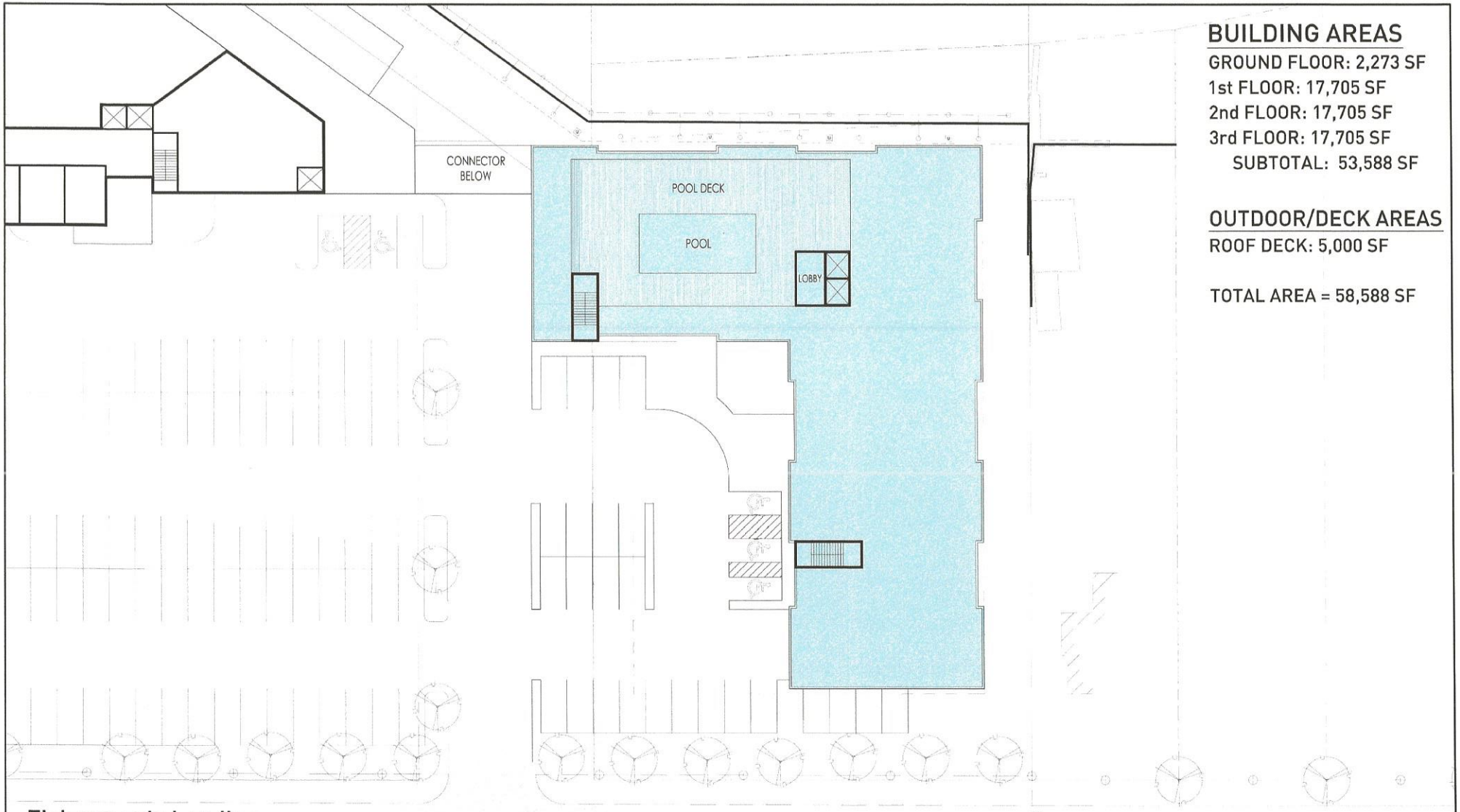

BUILDING AREAS

GROUND FLOOR: 2,273 SF
1st FLOOR: 17,705 SF
2nd FLOOR: 17,705 SF
3rd FLOOR: 17,705 SF
SUBTOTAL: 53,588 SF

OUTDOOR/DECK AREAS

ROOF DECK: 5,000 SF

TOTAL AREA = 58,588 SF

Fishermen's Landing

Conceptual Roof Plan - Hotel
November 14, 2013

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N

0' 15' 30' 60'

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PARKING CALCULATIONS

RESTAURANT BUILDING

PROPOSED USE	REQUIREMENT	CALCULATION VALUE		SPACES REQUIRED
FISH MARKET	1 SPACE PER 100 SF	1,430 SF		14 SPACES
RESTAURANT, BAR, & RAW BAR	1 SPACE PER 4 SEATS	432 SEATS		108 SPACES
SEASONAL DECK DINING	1 SPACE PER 4 SEATS	290 SEATS		59 SPACES
BANQUET FACILITY	1 SPACE PER 6 SEATS	300 SEATS		50 SPACES
SEASONAL ROOF DECK LOUNGE	1 SPACE PER 4 SEATS	200 SEATS		50 SPACES
			SUBTOTAL	281 SPACES

RENOVATED SEAFOOD WAREHOUSE & WELDING SHOP

PROPOSED USE	REQUIREMENT	CALCULATION VALUE		SPACES REQUIRED
MANUFACTURING	1 SPACE PER 4 EMPLOYEES	32 EMPLOYEES (EST.)		8 SPACES
ADMIN OFFICES (WAREHOUSE)	1 SPACE PER 200 SF	3,000 SF		15 SPACES
ADMIN OFFICES (WELDING SHOP))	1 SPACE PER 200 SF	3,000 SF		15 SPACES
			SUBTOTAL	38 SPACES

HOTEL BUILDING

PROPOSED USE	REQUIREMENT	CALCULATION VALUE		SPACES REQUIRED
HOTEL ROOMS	1 SPACE PER 2 ROOMS	90 ROOMS		45 SPACES
EMPLOYEES	1 SPACE PER EMPLOYEE	15 EMPLOYEES		15 SPACES
			SUBTOTAL	50 SPACES
			TOTAL	369 SPACES REQUIRED

PARKING SPACES PROVIDED:

MAIN LOT: 233 SPACES
BALTIMORE AVE LOT: 35 SPACES
WELDING SHOP LOT: 35 SPACES
UNDER RESTAURANT: 24 SPACES
UNDER HOTEL: 51 SPACES
TOTAL: 361 SPACES PROVIDED

Fishermen's Landing
Parking Calculations
November 14, 2013

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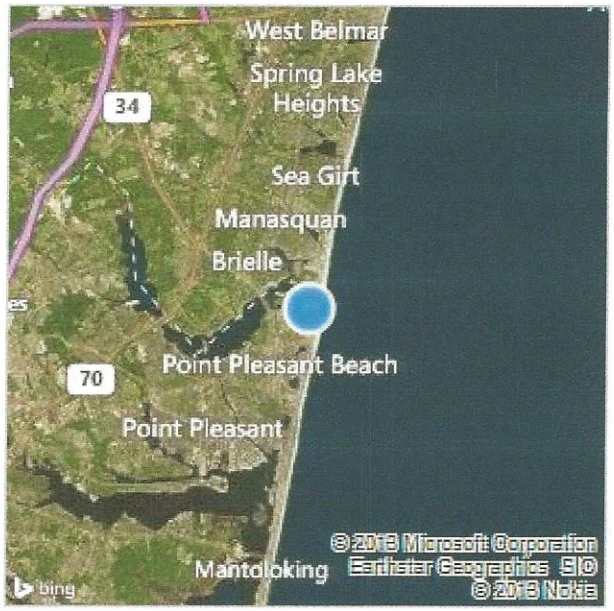
VE12
AE11
AE9
AE10

bing Maps

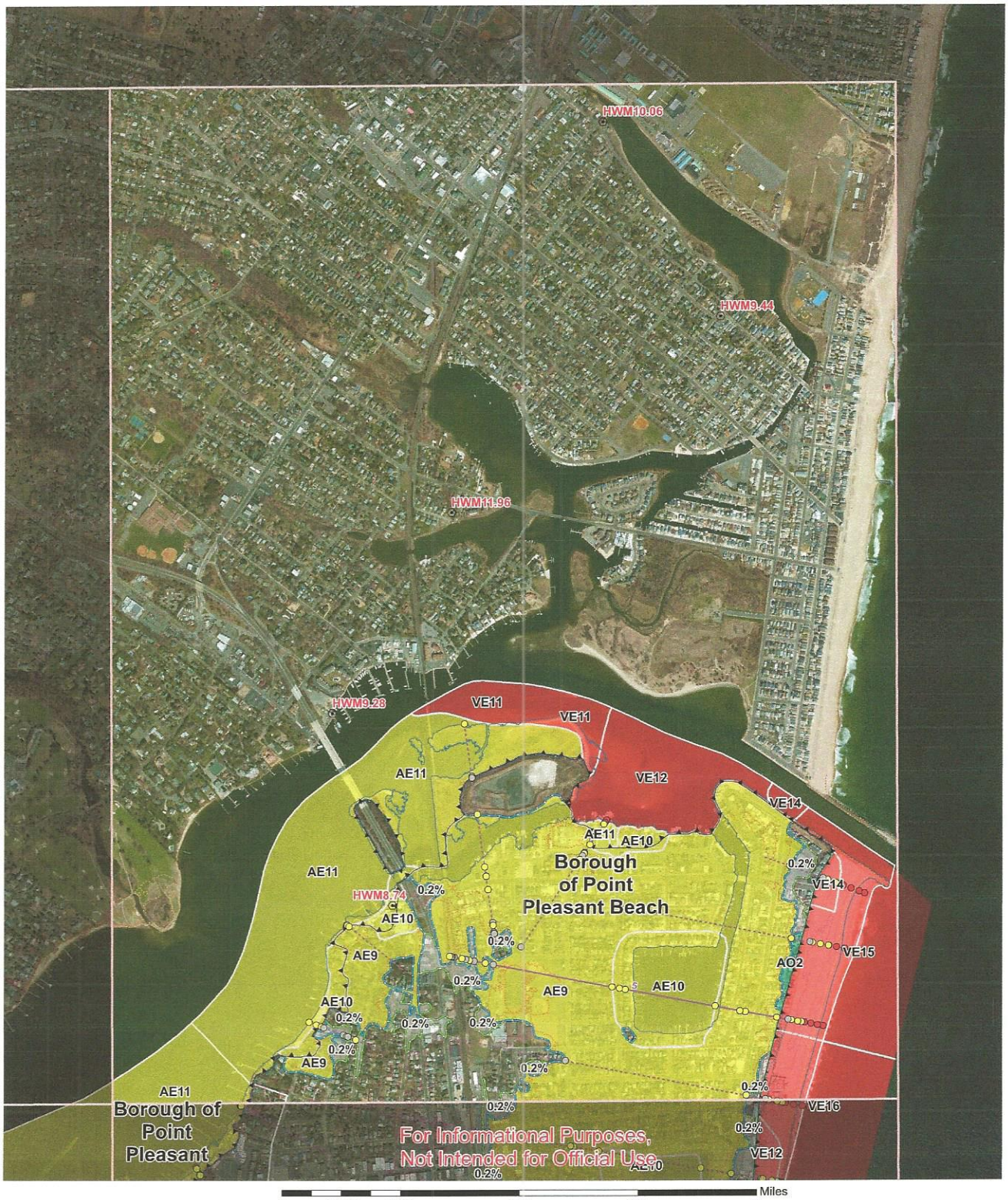
Channel Dr, Point Pleasant Beach, NJ 08742

Fishermen's Landing Project
Point Pleasant Beach, NJ

On the go? Use **m.bing.com** to find maps, directions, businesses, and more



Ocean County, NJ
Preliminary Work Map



0 0.125 0.25 0.5 0.75 1 Miles

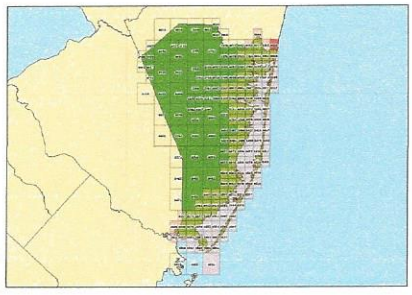
Flood Hazard Information

- 0.2% Annual Chance Boundary
- 1% Annual Chance Boundary
- Gutter Line
- LiMWA
- AE
- VE
- AO
- Shaded X (0.2% Floodplain)
- Hurricane Sandy High Water Mark (HWM)
- Published Transects
- Mapping Transects
- Shoreline
- PFD Line
- Transect Station
- Political Boundary
- AE
- VE
- X
- Elevation
- 4
- 8
- 12
- 16

Elevation information is provided in feet NAVD88.
High water marks are provided for reference to a historical storm event. They are not intended to be used for validation of the coastal mapping and are not expected to match the coastal BFEs.

Panel 0206

This preliminary work map contains coastal flood hazard information only, riverine flood hazard information not included



FEMA

A JV of Dewberry, URS and ESP
RAMPP
Risk Assessment, Mapping, and Planning Partners

Appendix 8

CAFRA Jurisdictional Letter

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Use Regulation
Mail Code 501-02A, P. O. Box 420
Trenton, New Jersey 08625-0420
www.state.nj.us/dep/landuse

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Atlantic Cape Fisheries Inc.
985 Ocean Dr.
Cape May, NJ 08204

APR 01 2014

Re: COASTAL JURISDICTIONAL DETERMINATION
LUR File No.: 1525-14-0001.1
Activity Number: APD140001
Applicant: ATLANTIC CAPE FISHERIES INC
Block(s) and Lot(s): [166, 10] [166, 9] [171, 9] [172, 1] [172, 5] [172, 5.01] [173, 1] [173, 2] [173, 2.01]
Point Pleasant Beach Borough, Ocean County

Dear Madam and/or Sir:

This letter is in response to your request for a jurisdictional determination for the proposed site improvements on the above referenced site within the CAFRA regulatory area in a non-qualifying municipality. Potentially applicable statutes include Waterfront Development Act (N.J.S.A. 12:5-3 et eq.), Wetlands Act of 1970 (N.J.S.A. 13:9A-1 et. seq.) and the Coastal Area Facility Review Act, CAFRA, (N.J.S.A. 13:9-1 et. seq.).

Based on a review of the information submitted including site plans, entitled 'Plan to Accompany Request to NJDEP for Jurisdictional Determination; Block: 171, Lot: 9; Block: 172, Lots: 1, 5 & 5.01; Block: 173, Lots: 1, 2 & 2.01; Borough of Point Pleasant Beach, Ocean County, New Jersey', sheet no. C-1, sheet 1 of 2, dated 1/2/13 and prepared by Arthur W. Ponzio Co. & Associates, Inc. and a review of information as maintained on the Department's Geographic Information System the following determination is made:

Based on a review of the Coastal Permit Program Rules, the following determination is made:
(x) A Waterfront Development permit is not required.

( ) A Waterfront Development Permit will be required because:

( ) Work will be performed at or below (outshore) the Mean High Water Line.
( ) Work will be performed within 100/500 feet of the MHWL outside the coastal area.

Based on a review of the Coastal Permit Program Rules, the following determination is made:
() A CAFRA is required

(X) A CAFRA permit is not required pursuant to N.J.A.C. 7:7-2.1.

Based on a review of the Coastal Wetlands Maps, the following determination is made:

( ) **Coastal Wetlands permit is required.** Coastal Wetlands are mapped on this site. Activity is proposed at or below the Upper Wetlands Boundary.

(x) **Coastal Wetlands permit is not required.** Based on a review of the Coastal Wetlands Maps it is determined that there are no mapped coastal wetlands on site.

( ) **Coastal Wetlands permit is not required.** Coastal Wetlands are mapped on this site. However, no activity is proposed at or below the Upper Wetlands Boundary.

This letter does not constitute a jurisdictional determination for the Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A and the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-1.1 et seq. For assistance with the applicability of these statutes you are advised to contact the Division's Technical Support Center at (609)777-0454.

This letter does not relieve the applicant of the responsibility of obtaining any other required State, Federal or local permits or approvals as required by law and is based on the information submitted in accordance with existing regulation. This determination shall be considered null and void if the submitted information is incorrect, site conditions or regulations change.

Please contact Jeff Alpert of the Division's Technical Support Center by e-mail at Jeff.Alpert@dep.state.nj.us or (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

Andrew Gale, Supervisor
Division of Land Use Regulation

DATE: April 1, 2024

Cc: Bureau of Coastal and Land Use Compliance and Enforcement, Toms River
Point Pleasant Beach Borough Construction Official
Agent