# APPENDIX 2

## NJDEP Environmental and Historic Review
## Application for EDA and DCA/NEP Programs

1. **Agency Name:** _____Atlantic Capes Fisheries, Inc.__
2. **Date of Application Submittal to DEP:** _____
3. **CDBG-DR Program:** _____
4. **Application ID Number:** _____
5. **National Objective Description/Number:**_____
6. **Grant Number:** B-13-DS-34-0001_____
7. **Applicant Name:**_____Atlantic Cape Fisheries, Inc._____
8. **Project Location:**__205-301 Channel Drive, Point Pleasant Beach, NJ 08742 Ocean County____ (County) _____ (Block) _____ (Lot)
   *(A separate form with a unique Application ID number is required for each geographic location.)*

Danny Cohen 7/15/14 11:15 AM
**Comment [1]:** Do we need to fill in?

**1. Contact Information**

Property Owner
Daniel Cohen, President
Atlantic Capes Fisheries, Inc.
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Project Representative
Michael Bookbinder, VP of Corporate Development
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**2. Project Description**

The FISHERMEN'S LANDING project will redevelop and rebrand an entire working waterfront neighborhood for the fishing industry while also benefiting the local community by additionally providing a year-round tourism destination that will serve the entire region. There are more than 3.5 million residents who live within a 60 minute drive of this project and millions of additional summer visitors from New York, Philadelphia and beyond. Specifically, this project will contribute to the economic growth of Point Pleasant Beach and the entire Ocean County and Monmouth County area by rebuilding needed infrastructure for the commercial fishing industry damaged and destroyed by Super Storm Sandy. This commercial fishing industry will be complimented by mixed use tourist destination facilities, which will provide a new year-round destination for the public. It is projected that when completed this project will create a total of more than 325 long term employment opportunities, along

with at least 100 construction jobs for skilled trained workers. Given the nature of the work planned, many of the long-term jobs to be created will be available for low and moderate income people.

The project site was significantly damaged by wind and water. The 205 Fish Off-loading Building was destroyed by Superstorm Sandy, the 205 Employee Housing, and 209 Retail Store were damaged and can no longer be used and will be demolished. The roof of the 301 building was torn off. The bulkhead, pier, and commercial vessel mooring at 205 Channel were not insured and the storm completed their destruction. The bulkheads of Baltimore Avenue and 117 Channel Drive were also damaged.

This project will significantly contribute to the economic growth of Point Pleasant Beach and the entire Ocean and Monmouth Counties area by rebuilding and enhancing the permanent infrastructure for fishing vessel home-porting, fish offloading, processing, and marketing while providing the area a new non-beach year-round tourist destination for the public with unique working waterfront amenities. The project will be constructed in three phases with the first phase being funded by a NJEDA NRC Grant of $5,000,000. *The phases include:*

3. Phase I- Bulkhead, Piers, Buildings, and Infrastructure for the Commercial Fishing Industry. Phase I will rebuild bulkheads, docks, piers, buildings, utilities and infrastructure for the existing commercial fishing industry and provide a secure home for the fishing industry for future generations. This Phase will also develop the infrastructure necessary to support the next phase of mixed use development (see immediately below). We have received written confirmation from the New Jersey Department of Environmental Protection in a letter dated April 1, 2014, a copy of which is attached to this application, that Phase I does not require a CAFRA permit. The commercial and marine uses are all currently active on the site, are consistent with current zoning, and the actual site coverage will be reduced during this phase. All of the construction in Phase I will be completed by June 30, 2015 and will consist of the following:

    a. Demolition of buildings at 117, 205, 209, 301 Channel Drive;
    b. Rebuilding the docks, bulkheads and piers;
    c. New Waterfront utilities for mooring vessels;
    d. Relocated dual walled fuel system for vessels;
    e. Relocated new central ice manufacture and delivery system;
    f. Relocated and new four truck bay truck ramp;
    g. Refurbished fish offloading and processing building;
    h. Live Recirculating Water Holding System for shellfish;
    i. New 2nd Floor Offices;
    j. Storm water management, parking, lighting, and general landscaping for entire project area;
    k. Streetscape improvements of Baltimore Avenue within project site to tie into the streetscaping proposed for the City of Point Pleasant Beach for the entire Channel Drive Area and to provide a focal point access to the new public promenade along the waterfront.
    l. Public promenade along waterfront

    Phase I of the project will strengthen the fishing industry in the region and not only retain approximately 100 existing jobs and provide new jobs and significant enhancements to the area. An emergency permit for the bulkhead construction was issued by the NJDEP enabling that part of the project to begin.

4. Phase II(a) Restaurant and Banquet Complex Development. This phase will be financed by a combination of Stronger NJ Business Loans, investment, and Economic Redevelopment and Growth (ERG) program financing. This phase will consist of a new ~35,000 sf seafood restaurant with ~15,000 sf of deck areas, built on the location of Jack Baker's original seafood restaurant on the waterfront at 205 Channel Drive. The facility, tentatively named "Martin's Oyster and Seafood House" will have multiple seafood venues and will be designed around and feature the viewing of offloading of commercial fishing vessels by the public. Similar to the successful "Lobster House" in Cape May, the restaurant and the entire site will use the working waterfront of commercial fishing as an attraction to the restaurant and tourist facilities. The first floor restaurant will include a cooked seafood takeout for self-serve outside seating along the promenade and outside decks, indoor raw bar and lounge, and indoor dining rooms. The second floor, with its own lobby on the parking level, will be a multiple function banquet facility capable of handling three smaller functions at the same time or one very large function. All of the restaurant rooms and function rooms will feature working waterfront views and large outdoor decks for wedding ceremonies and special functions. A roof top seasonal deck will be used for special functions and bar lounge and will feature waterfront view and ocean breezes. Public restrooms will be provided on the ground level with access from the promenade for use by the public.

5. Phase II(b) Hotel and Meeting Conference Center Development. A 90 room boutique hotel is included in Phase II(b). The unique waterfront hotel and meeting conference center will be connected to the banquet and function facilities of the hotel by a sky bridge at the 3rd floor level above ground. The waterfront location and hotel connected to function spaces will make this a year-round facility unique to the area and will create a year round draw for the Point Pleasant Beach area, which currently generally only has a seasonal summer business. The hotel and meeting conference center will also compliment the summer business, since the project site is in walking distance to the summer beaches of Point Pleasant Beach.

The restaurant and the hotel will be built in accordance with the working flood maps for this area which shows the project site as V12; hence the lowest structural member of this building will be 15 ft., this will provide space for parking. This project will incorporate green building standards where feasible by designing the new construction in accordance with LEED standards and providing for alternative energy options.

It is projected that when completed this project will create a total of more than 315 long-term employment opportunities, along with at least 100 construction jobs for skilled trained workers. Given the nature of the work planned, many of the long-term jobs to be created will be available for low and moderate income people. This project meets many of the National Objectives of this program: Low and Moderate Income Employment will be created; a Low and Moderate Income Area will greatly benefit; and this project will help to continue the effort to reduce blight in the community. Public access to the waterfront with a new promenade will be created where none previously existed. Existing businesses will expand their employment and new businesses will be developed at the site as detailed in the attached employment data and projections.

The property is the largest waterfront property in Point Pleasant Beach and is the catalyst for the rebranding of the entire Channel Drive and Inlet District creating a year-round public destination to complement the seasonal beaches. A project of this magnitude will have an impact on the entire State, with the major impact being on Point Pleasant Beach and Ocean and Monmouth Counties. An estimated $40 M ratable will be brought to the site as a new destination waterfront district, similar to

Newport, RI, Portland, ME and Seattle, WA. The planned redevelopment of the property will expand the third largest fishing port in New Jersey and provide for a new year-round tourist destination on the Jersey Coast.

**3. Project Budget**

The cost for the development of Phase I of the Fishermen's Landing Project is estimated to be in excess of $13.7 million. Insurance proceeds from wind and flood damage from Superstorm Sandy total $922,705. A total of $5,000,000 in funding from NJEDA is required to fully fund this project.

A. Sources and Uses

| **SOURCES** | | **USES** | |
|---|---|---|---|
| (funding in hand, committed and expected) | | | |
| **Insurance Payout** | $922,705. | **Acquisition** | $0. |
| **Equity** | $2,850,925. | **Working Capital & Contingencies** | $0. |
| **Other Financing** (Describe) EDA loan | $5,000,000. | **Pre-Opening Expenses** | $0. |
| **EDA Grant** | $5,000,000. | **Other** (Describe) | $0. |
| **EDA Forgivable Loan** | $0. | **Soft Costs** (architectural, engineering, legal, accounting, financing costs and fees, other fees, insurance, surveyor, appraisal, environmental services, planning/zoning consultant, Green Building consultant, construction management, etc.) | $0. |
| **Land** | $0. | **Finishes & Equipment** | $200,000. |
| | | **Equipment & Furniture** | $540,000. |
| | | **Land & Building** | $11,700,630. |
| | | **Bulkhead/Dock Imp.** | $1,333,000. |
| **TOTAL PROJECT COST (including damage)** | $13,773,630.00 | **TOTAL PROJECT COST (including damage)** | $13,773,630.00 |

6. **Site Plan –** enclosed

7. **Previous Environmental Studies –** Environmental Site Assessment Report prepared by Applied Marine Ecology Lab dated December 21, 2012.

8. **Miscellaneous –** Elevation and Schematic Drawings of the Project prepared by DAS Architects dated November 11, 2013

9. **Change in Use.**

Will the project result in a change in use for the land or structure?

No

**10. Change in Size or Capacity.**
Will the project result in a change in size or capacity of any kind?

Yes, see project description above.

**11. Market Value (for multi-family rehabilitation projects only).**

NA

**12.** Attach **Right of Entry Form** signed by property owner.

*Attached*