

Doss, Gary

From: Michael Bookbinder <MBookbinder@atlanticcap.es.com>
Sent: Tuesday, October 07, 2014 8:38 AM
To: Bonny Serratelli
Cc: Michael Bookbinder
Subject: Atlantic Capes Fisheries, Inc. -- Fishermen's Landing Project
Attachments: 20141006 Phase I.doc; ATT00001.htm; 20140116 final submitted to NJDEP Policy Compliance - FISHERMEN'S LANDING JD request.pdf; ATT00002.htm; 20140401 NJ DEP Coastal Jurisdictional Determination Phase I for Fishermen's Landing does not require CAFRA.pdf; ATT00003.htm; 20140815 Ponzio Diagram.pdf; ATT00004.htm; 20141006 Compressed Elevation Schematic.pdf; ATT00005.htm; 20141006 Environmental Site Report Compressed 117 Channel Drive- ESA.pdf; ATT00006.htm; 20141006 Pt Pleasant Packing-ESA.doc; ATT00007.htm; NJEDA Duplicate of Benefit Affidavit.pdf; ATT00008.htm

Dear Ms. Serratelli,

As requested, attached are the following documents for your review (please note that due to size constraints, I am the documents in four emails):

Duplication of Benefits Affidavit (NJEDA Duplicate of Benefits Affidavit)
CAFRA Jurisdictional Request dated January 16, 2014 and NJDEP Coastal Jurisdictional Determination dated April 1, 2014
Environmental Site Assessment Reports dated December 3, 2012 for 117 Channel Drive and December 21, 2012 for 205 to 301 Channel Drive
Schematic Drawings and Sections dated November 11, 2013
Drawings (20140815 Exhibit A Phase I Revitalization for Seafood Industry - Fishermen's Landing Phasing Plan) and Narrative for Phase I (20141006 Phase I) Detail (20140815 Ponzio Diagram)
DW Smith drawings - Major Site, Improvement, and Drainage Plans. Note that the DW Smith drawings also depict the Phase II restaurant/banquet facilities and hotel/conference center, which will not be built during Phase I, are not being financed at this time by the NJEDA, and will be subject to a separate NJDEP permitting timeline.

The closing on the purchase of 117 Channel Drive is dependent upon approval of the NJEDA financing and is included in Phase I.

The demolition of the buildings that were destroyed by Superstorm Sandy is subject to approval of the NJEDA financing. As indicated in the attached drawings, Phase I does include demolition of buildings damaged by Superstorm Sandy. We do not know the date of their construction, though presumably they were built after 1978. While we have not performed a "formal asbestos or lead paint" survey, the buildings to be demolished have been inspected many times by surveyors and engineers on our behalf in preparing our construction and permitting documents. No engineer has noted any evidence of either asbestos or lead paint in any of the structures. We will consult with our engineers this week, if it is determined that the buildings predate 1978 and if it is determined that a formal investigation for asbestos and lead paint is required by regulation prior to demolition, we will commission such an investigation this week. We are confident such an investigation, if legally required, would confirm no asbestos or lead paint in the structures planned for demolition.

Please let me know if you have any questions or if I may provide further information.

Thanks,
Mike

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