NJDEP Environmental and Historic Review
Application for EDA and DCA-NEP Programs

1. **Agency Name:** _____
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:** Borough of Point Pleasant Beach_____ _____
8. **Project Location:**_____ Channel Drive, Point Pleasant Beach, NJ 08742___Ocean County__ (County) __public right of way_ (Block) __ (Lot)

(A separate form with a unique Application ID number is required for each location.)

9. **Detailed Project Description**
   See Appendix A
10. **Change in Use**
    Will the project result in a change in use for the land or structure? No
11. **Change in Size or Capacity**
    Will the project result in a change in size or capacity of any kind? No
12. **Market Value (for residential rehabilitation projects only)**
    What is the estimated cost of the rehabilitation as a percentage of the estimated post-rehab value of the building? Attach documentation such as comparable housing prices.
    Example:
    > The cost of the rehabilitation is currently projected at $1,212,412. The estimated value of the property's 7 units of affordable housing is expected to be $2,000,425. (Rehabilitation costs are 61% of the projected value at completion.)
13. **Right of Entry Form signed by property owner**

Initial Determination of Level of Review _____ SCM Initials _____

Reason for Initial Determination _____

This section is for DEP use.

Appendix A
NJDEP Environmental and Historic Preservation Application
#9) Detailed Project Description - Required Information

1. Contact Information

Property Owner and applicant:

Borough of Point Pleasant Beach
416 New Jersey Avenue
Point Pleasant Beach, NJ 08742

Project Representatives:

Raymond W. Savacool
T&M Associates
9 Grand Avenue
Toms River, NJ 08753
732.473.3400
fsavacool@tandmassociates.com

James M. Rutala
Rutala Associates
717 River Drive
Linwood, NJ 08221
609.743.0354
Jmrutala@comcast.net

2. Project Description

The Borough of Point Pleasant Beach and the proposed project site were directly impacted by Superstorm Sandy. Point Pleasant Beach is located in Ocean County, one of the most severely damaged counties of the nine impacted counties in New Jersey. The New Jersey Department of Banking and Insurance reports that as of September 2013; 71,534 insurance claims were reported and $513,254,458 in losses were paid in Ocean County.

To assist this community to recover from Superstorm Sandy funding this project includes complete streetscape improvements along Channel Drive. This Streetscape Project is designed to redevelop and rebrand the working waterfront area along the entire Channel Drive in Point Pleasant Beach. This project will include signature sculpture/signage at the

both Channel Drive entrances from Broadway to highlight the entrance to the working waterfront district. The entire length of Channel Drive, a five-block area, will be improved.

New brick paver crosswalks will be installed at each intersection that will match the paver treatment of the waterfront promenade grand entrances at Baltimore Avenue. The enclosed site plans show that the project also includes new street trees, pavings, curbing, new street lamps, beaches, bus shelters, signage and landscaping.

The entire Rebranding and Revitalizing Channel Drive's Working Waterfront District Streetscape Project will be constructed within the forty foot public right-of-way of Channel Drive, a local street. No private property will be needed to construct this project. Tree planting to compliment the sidewalk paving will on the private property of the businesses in the district. All the property owner's contacted to date have expressed an interest to include the trees on their property adjacent to the sidewalks and some of them have also pledged matching dollars to supplement the full grant, so additional work can be done to assure the revitalization program's success for the entire neighborhood.

The project will not result in any significant additional impervious cover since the work will predominately result in the placement of sidewalks and landscaping. No significant clearing is required. The lighting installation will require the installation of conduit along the curbline. The Borough of Point Pleasant Beach has requested a NJEDA Streetscape Revitalization Grant of $1.5 million with additional funds for this project being contributed by the business owners in the immediate area.

3. **Project Budget**

Engineer's Cost Breakdown Attached

Uses: Streetscape Improvements	$1,651,027.50
Sources:	
NJEDA Grant	$1,500,000.00
Private Pledges	$100,000

4. **Site Plan -** Site Location Map, Concept Drawings Attached

5. **Previous Environmental Studies -** NA

6. **Miscellaneous** – Site Photographs Attached

RIGHT-OF-ENTRY PERMIT and RELEASE OF INFORMATION
NJEDA Stronger NJ Business Grant and/or Loan, and
Neighborhood and Community Revitalization Programs

Applicant Name:	BOROUGH OF POINT PLEASANT BEACH		
Address:	416 NEW JERSEY AVENUE		
City:	POINT PLEASANT BEACH	**County:**	OCEAN
Phone:	732.892.1113		
Email:			
Project Location:	CHANNEL DRIVE		

RIGHT OF ENTRY ("ROE"): The undersigned Applicant hereby unconditionally authorizes New Jersey Economic Development Authority ("NJEDA"), the New Jersey Department of Environmental Protection ("NJDEP"), and their respective assigns, employees, agents, contractors, program managers, inspectors and subcontractors (collectively, the "Permitted Parties") to have the right of access and to enter in and onto the property described above (the "Property") for the purpose of performing any of the following activities in connection with determining eligibility for and/or receiving assistance under the Stronger NJ Business Grant and/or Loan Program or the Neighborhood and Community Revitalization Program (collectively, the "Program"): environmental review and inspections, historic preservation review and inspections, the taking of samples for specialized testing, on-site inspections and regulation compliance inspections.

Applicant understands and agrees:

1. This Right of Entry does not create any obligation on the part of the Permitted Parties to perform any of the foregoing activities on the Property.

2. Environmental inspections and historic preservation reviews are a requirement of CDBG-DR funding. Compliance with that funding requirement requires that the Permitted Parties be granted full access for the purpose of environmental and historic preservation inspection activities. Inspection activities will primarily consist of external inspections of the property.

3. No inspections will be performed until this ROE is completed in full.

4. Applicant authorizes the Permitted Parties to collect samples of materials, including but not limited to, drywall compound, floor tile, piping insulation, paint, ceiling tile, soil, potable water and groundwater for purposes of testing for potentially hazardous materials (including lead paint, asbestos, mold, etc.) in accordance with the requirements of local, State, and federal authorities. Applicant understands that this sampling may result in minor damages to the Property, which damages may be repaired if the Applicant receives assistance from the Program, but will not be repaired if the Applicant does not receive assistance from the Program.

5. Applicant shall indemnify and hold harmless the NJEDA, NJDEP, and the other Permitted Parties for any and all liability, loss, damage, or destruction of any type whatsoever to the Property and to personal property and fixtures situated thereon, and for bodily injury or death to persons on the

Property, and hereby releases, discharges and waives any and all liability, claims, demands, damages, injuries, losses, penalties, fines, costs, causes of action, judgments, expenses, as well as any and all actions, either legal or equitable, which the undersigned has, or may have, or that might arise, of any nature whatsoever and by whomever made, by reason of or incident to any action of aforesaid NJEDA, NJDEP or the other Permitted Parties taken to accomplish the purpose of this ROE.

6. Applicant represents and warrants that Applicant has full power and authority to execute and fully perform Applicant's obligations under this ROE. If Applicant is an entity, Applicant also represents and warrants that Applicant has such power and authority pursuant to its governing instruments, without the need for any further action, and that the person(s) executing this ROE on behalf of Applicant are the duly designated agents of Applicant and are authorized to do so. Applicant expressly represents and warrants that fee simple title to the Premises is vested solely in Applicant.

7. This Right of Entry shall expire on *December 31, 2015* unless otherwise extended in writing by Applicant.

Applicant Name Christine Nielli Date 2/4/15
Administrator, Pt Pleasant Beach

Authorized Signatory X Christine Nielli Date 2/4/15

Witness Signature _____ Date 2/4/15

	CHANNEL DRIVE STREETSCAPE CONSTRUCTION ESTIMATE			
	TITLE:	NJEDA Stronger Neighborhood and Community Revitalization Program Streetscape Revitalization Program Rebranding and Revitalizing Channel Drive's Working Waterfront Streetscape Project		
	JOB NUMBER:	13-482.01	TOTAL AMOUNT:	$1,651,027.50
DW SMITH ASSOCIATES, LLC	BY:	NAG/TPL	APPLICANT:	Borough of Point Pleasant Beach
149 YELLOWBROOK ROAD, SUITE 101	DATE:	11/6/2013 REVISED: 11/20/2013		
FARMINGDALE, NJ 07727	MUNICIPALITY:	BOROUGH OF POINT PLEASANT BEACH		

Item No.	ITEM DESCRIPTION	QTY	UNITS	UNIT PRICE	TOTAL COST
	CHANNEL DRIVE: ASPHALT AND CONCRETE WORK				
1	Soil Aggregrate Base Course, Mix I-5, 4" Thick	10,536	SY	$9.00	$94,824.00
2	Bituminous Stabilized Base Course, Mix I-2, 6" Thick, Bituminous Concrete Surface Course, Mix I-4, 2" Thick	10,536	SY	$25.00	$263,400.00
3	6" Concrete Curb	5,870	LF	$10.00	$58,695.00
4	Lane Striping	23,120	LF	$0.40	$9,248.00
	CHANNEL DRIVE & BROADWAY: PAVER INTERSECTION				
	Soil Aggregrate Base Course, Mix I-5, 4" Thick	311	SY	$9.00	$2,797.00
	Intersection - Concrete Pavers set in Bituminous Stabilized Base Course, Mix I02, 6" Thick.	2,398	SF	$12.00	$28,776.00
	Crosswalk - Concrete Pavers set in Bituminous Stabilized Base Course, Mix I02, 6" Thick.	399	SF	$12.00	$4,788.00
	Crossing Signage	2	UNIT	$300.00	$600.00
	CHANNEL DRIVE & ST. LOUIS AVE: PAVER INTERSECTION				
	Soil Aggregrate Base Course, Mix I-5, 4" Thick	529	SY	$9.00	$4,765.00
	Intersection - Concrete Pavers set in Bituminous Stabilized	3,542	SF	$12.00	$42,504.00
	Crosswalk - Concrete Pavers set in Bituminous Stabilized	1,223	SF	$12.00	$14,676.00
	Crossing Signage	4	UNIT	$300.00	$1,200.00
	CHANNEL DRIVE & CHICAGO AVENUE: PAVER INTERSECTION				
	Soil Aggregrate Base Course, Mix I-5, 4" Thick	431	SY	$9.00	$3,875.00
	Intersection - Concrete Pavers set in Bituminous Stabilized	2,965	SF	$12.00	$35,580.00
	Crosswalk - Concrete Pavers set in Bituminous Stabilized	910	SF	$12.00	$10,920.00
	Crossing Signage	3	UNIT	$300.00	$900.00
	CHANNEL DRIVE & BALTIMORE AVENUE: PAVER INTERSECTION				
	Soil Aggregrate Base Course, Mix I-5, 4" Thick	454	SY	$9.00	$4,084.00
	Intersection - Concrete Pavers set in Bituminous Stabilized	2,924	SF	$12.00	$35,088.00
	Crosswalk - Concrete Pavers set in Bituminous Stabilized	1,160	SF	$12.00	$13,920.00
	Crossing Signage	4	UNIT	$300.00	$1,200.00
	CHANNEL DRIVE & BOSTON AVENUE: PAVER INTERSECTION				
	Soil Aggregrate Base Course, Mix I-5, 4" Thick	559	SY	$9.00	$5,034.00
	Intersection - Concrete Pavers set in Bituminous Stabilized	3,922	SF	$12.00	$47,064.00
	Crosswalk - Concrete Pavers set in Bituminous Stabilized	1,112	SF	$12.00	$13,344.00
	Crossing Signage	4	UNIT	$300.00	$1,200.00

	CHANNEL DRIVE & BROADWAY: PAVER INTERSECTION				
	Soil Aggregrate Base Course, Mix I-5, 4" Thick	336	SY	$9.00	$3,028.00
	Intersection - Concrete Pavers set in Bituminous Stabilized	2,598	SF	$12.00	$31,176.00
	Crosswalk - Concrete Pavers set in Bituminous Stabilized	430	SF	$12.00	$5,160.00
	Crossing Signage	2	UNIT	$300.00	$600.00
	STREETSCAPE IMPROVEMENTS - North Side of Channel Drive				
	Sidewalk, 4" Thick Concrete	13,095	SF	$3.00	$39,285.00
	Concrete Paver Driveway Apron	1,083	SF	$12.00	$12,996.00
	2' Concrete Paver Verge - Between Sidewalk & Curb	5,125	SF	$10.00	$51,250.00
	Shade Trees	65	UNIT	$350.00	$22,750.00
	Decorative Street Light Fixture w/ 18 FT High Pole	54	UNIT	$2,500.00	$135,000.00
	Benches	10	UNIT	$550.00	$5,500.00
	Bus Shelter	5	UNIT	$1,200.00	$6,000.00
	STREETSCAPE IMPROVEMENTS - South Side of Channel Drive				
	Sidewalk, 4" Thick Concrete	11,412	SF	$3.00	$34,236.00
	Concrete Paver Driveway Apron		SF	$12.00	$0.00
	2' Concrete Paver Verge - Between Sidewalk & Curb	4,910	SF	$10.00	$49,100.00
	Shade Trees	47	UNIT	$350.00	$16,450.00
	Decorative Light Fixture	51	UNIT	$2,500.00	$127,500.00
	Bus Shelter	4	UNIT	$1,200.00	$4,800.00
	UTILITIES				
	General Utility Coordination	1	UNIT	$45,000.00	$45,000.00
	Manhole 4' Diameter		UNIT		$0.00
	Reset Existing Inlet, Type 'B' w/ Type "N-Eco" Curbpiece	13	UNIT	$1,000.00	$13,000.00
	Inlet - Type "N-Eco" Curbpiece		UNIT	$2,500.00	$0.00
	SIGNATURE ENTRANCE SIGNAGE ITEMS				
	Channel Drive Entrance Signage	3	UNIT	$3,500.00	$10,500.00
	Channel Drive Signature Sculpture (Fiberglass)	3	UNIT	$9,000.00	$27,000.00
	Channel Drive Entrance Landscaping	3	UNIT	$6,800.00	$20,400.00
	Channel Drive Entrance Lighting	3	UNIT	$4,500.00	$13,500.00
	DEMOLITION ITEMS				
	Demolition - Off R.O.W. Areas	2	UNIT	$4,500.00	$9,000.00
	Milling - Pavement	12,820	SY	$4.50	$57,689.50
	Demolition - Sidewalk	35,625	SF	$2.60	$92,625.00
	Soil Erosion & Sediment Control Measures	1	UNIT	$9,000.00	$9,000.00
	ADDITIONAL BUDGET ITEMS				
	Architectural / Engineering Design Fees	1	FEE	$60,000.00	$55,000.00
	Administrative Costs	1	FEE	$50,000.00	$45,000.00
	Permitting and Approval Fees & Escrow Deposits (NJDEP Permitting, OCPB Approval, County Road Opening)	1	FEE	$10,000.00	$10,000.00

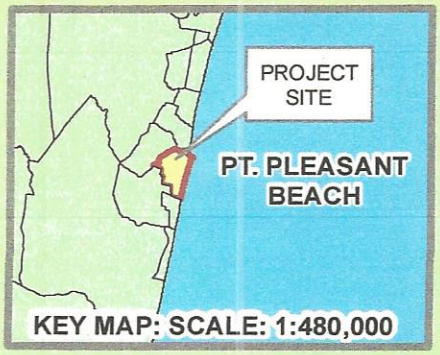
SUBTOTAL = $1,651,027.50

PROJECT LOCATION MAP



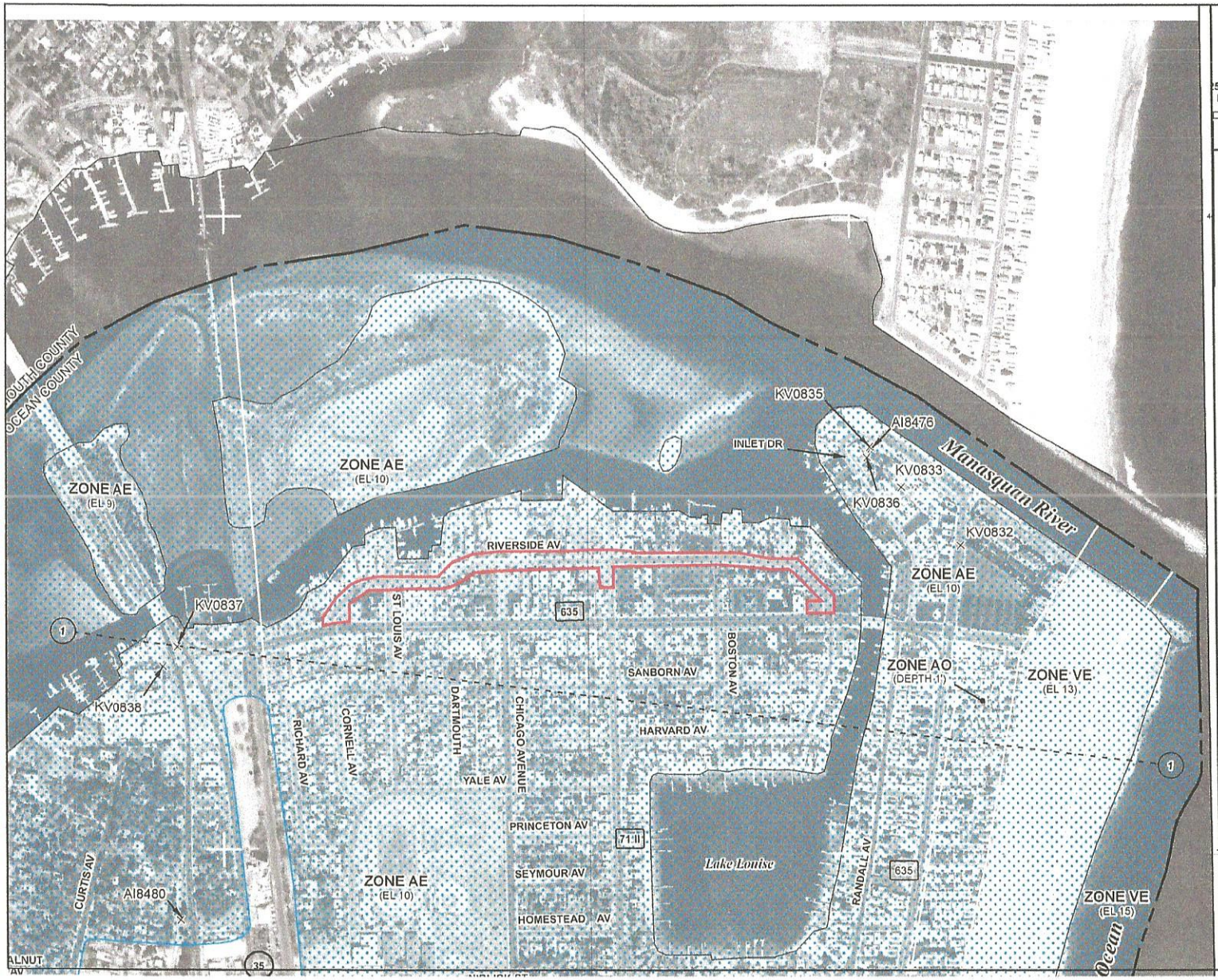
DW SMITH ASSOCIATES, LLC
149 Yellowbrook Road, Ste. 101
Farmingdale, NJ 07727
P. 732-363-5850
F. 732-905-8669
nginther@dwsmith.com

Job Number: 13-382.01
Date: November 21, 2013



Channel Drive Improvements
Various Lots & Blocks
Boro of Pt. Pleasant Beach
Ocean County, New Jersey
Scale: 1" = 2000'

N.J. State Plane Coordinates:
Northing (Y): 462,162
Easting (X): 620,114



MAP SCALE 1" = 500'

250 0 500 1000 FEET

METER

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0206F

FIRM

FLOOD INSURANCE RATE MAP

OCEAN COUNTY, NEW JERSEY
(ALL JURISDICTIONS)

PANEL 206 OF 611

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
POINT PLEASANT BEACH, BOROUGH OF	340366	0203	F
POINT PLEASANT, BOROUGH OF	340310	0206	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
34029C0206F

EFFECTIVE DATE
SEPTEMBER 29, 2006

Federal Emergency Management Agency

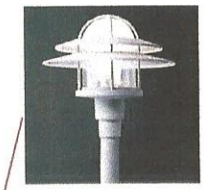
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

PROPOSED DEVELOPMENT OF THE CHANNEL DRIVE WATERFRONT DISTRICT

- When completed **FISHERMEN'S LANDING** will be a year-round tourist destination providing jobs and expanding the economic base of Ocean and Monmouth Counties
- Integration with local community - sponsor seeks collaboration of City Leaders to rebrand entire waterfront area
- Collaboration on Signage, Street-scaping, Lighting
- Destination waterfront district, similar to Newport, RI, Portland, ME , and Seattle, WA



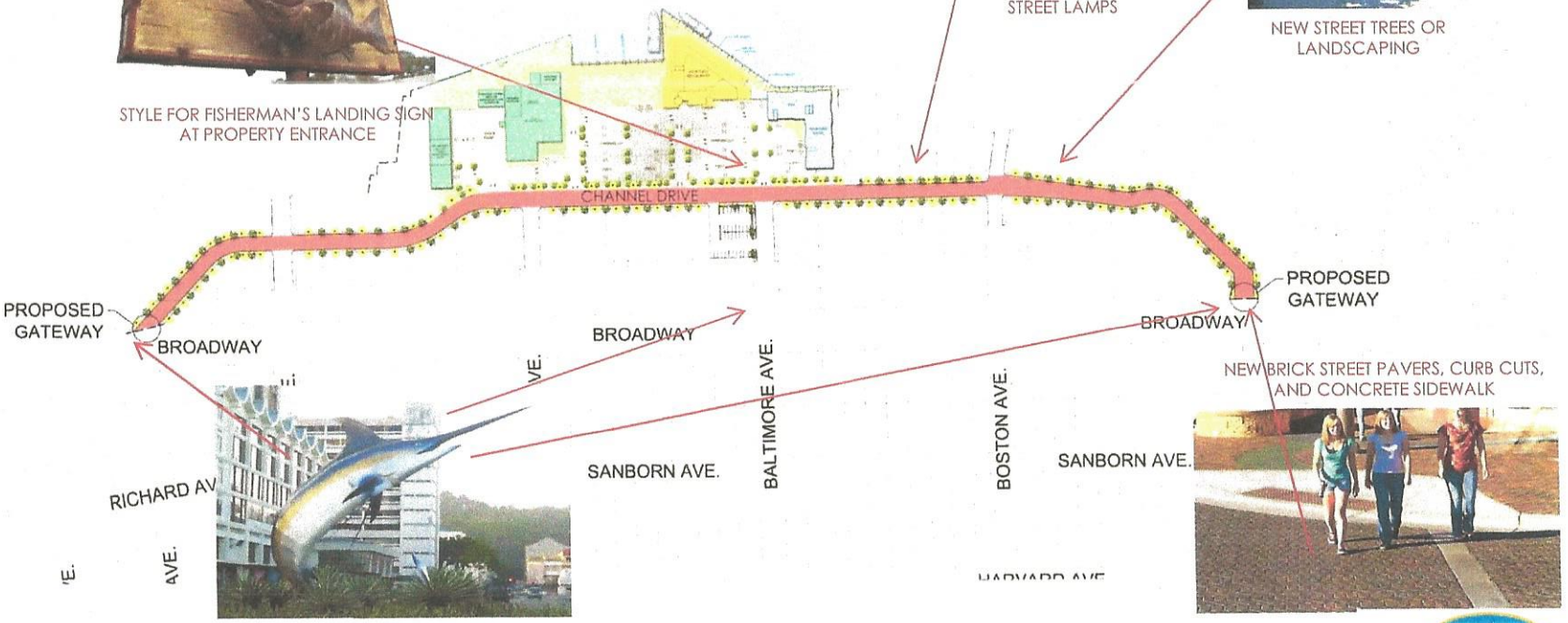
STYLE FOR FISHERMAN'S LANDING SIGN AT PROPERTY ENTRANCE



NEW DARK SKY STYLE STREET LAMPS



NEW STREET TREES OR LANDSCAPING



SIGNATURE SCULPTURES AT STREET ENTRANCES

NEW BRICK STREET PAVERS, CURB CUTS, AND CONCRETE SIDEWALK

Fishermen's Landing

Atlantic Capes FISHERIES

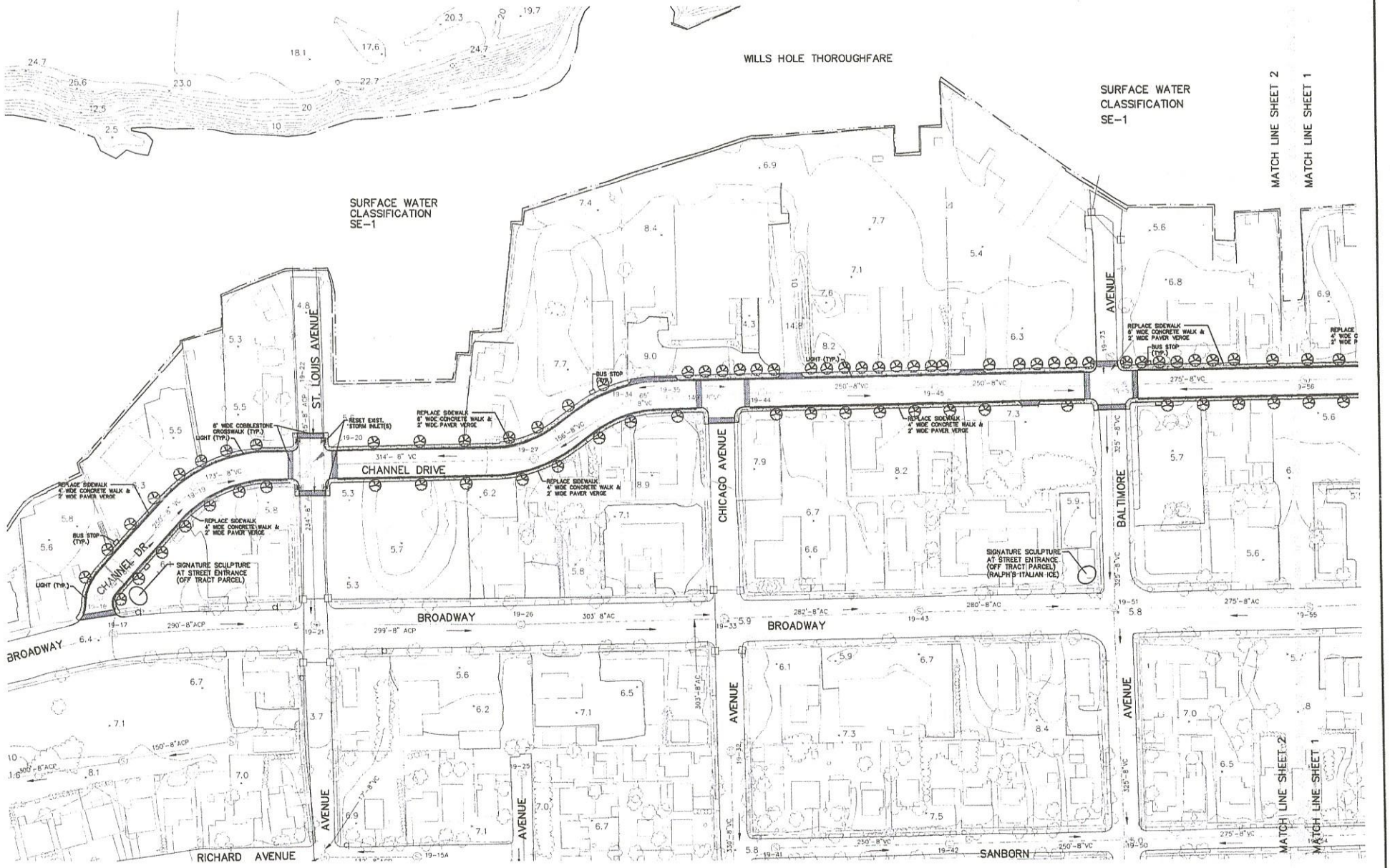
POINT PLEASANT BEACH – WORKING WATERFRONT

117-301 CHANNEL DRIVE LARGEST PROPERTY CAN ANCHOR AREA REBIRTH of the entire CHANNEL DRIVE AREA for city Streetscape plan

- Largest property in the center of Point Pleasant Beach's working waterfront
- Opportunity to rebrand entire Channel Drive area as a destination year round mixed use commercial fishing / tourist zone
- Attraction of Working Waterfront will compliment existing seasonal summer beach tourism and extend the tourist summer season al l in walking distance of summer beaches



Fishermen's Landing



DESIGN	N.A.G.
DRAWN	N.A.G.
CHECKED	T.P.L.
SCALE	1"=50'
JOB No.	13-482.01

CHANNEL DRIVE REVITALIZATION

TAX MAP

CHANNEL DR, ST. LOUIS AVE, CHICAGO AVE, BALTIMORE AVE, BOSTON AVE

BOROUGH OF POINT PLEASANT BEACH, OCEAN COUNTY, NEW JERSEY

CHANNEL DRIVE REVITALIZATION PROJECT

STREETSCAPE CONCEPT

DATE	△	BY	DESCRIPTION
			REVISIONS

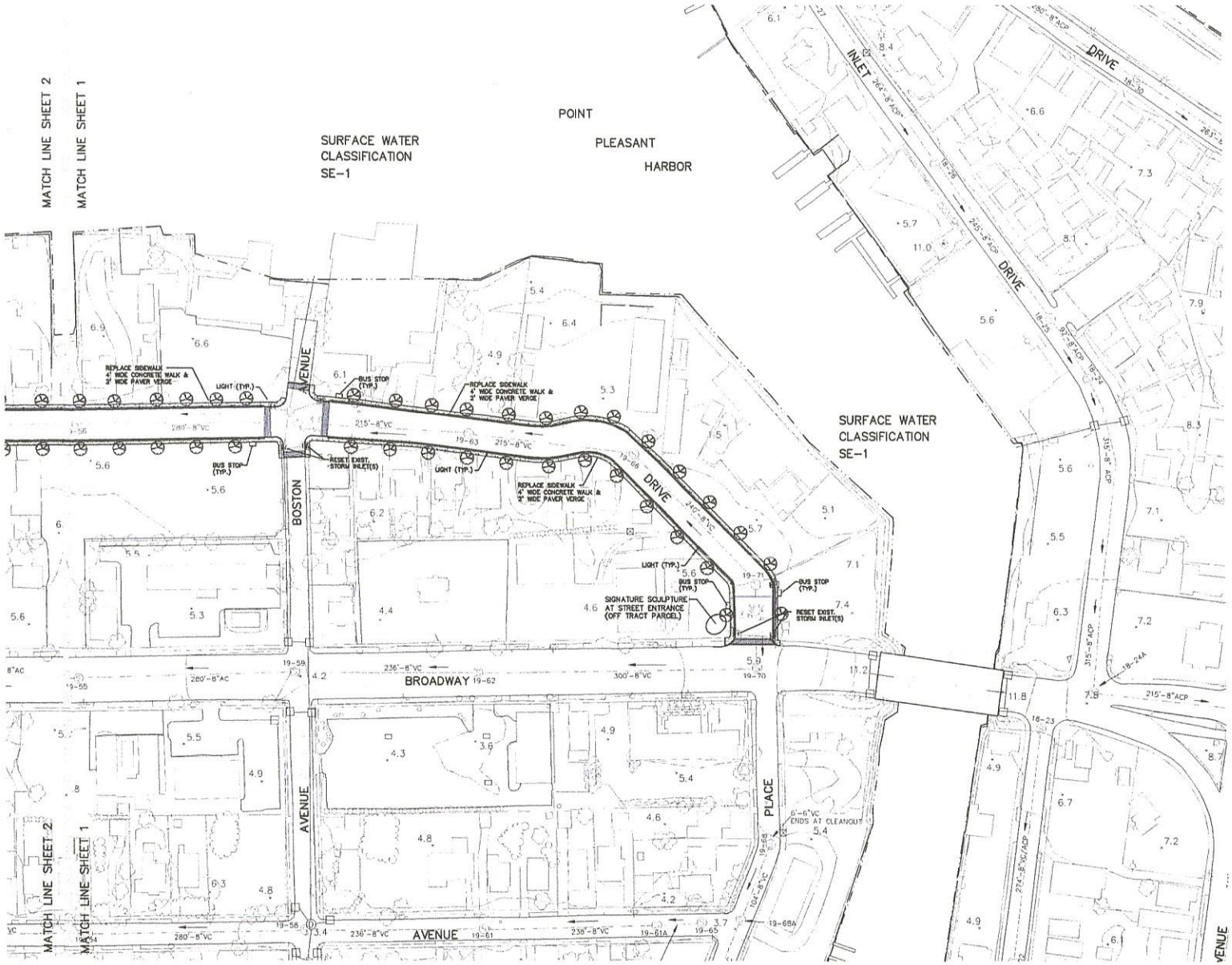
TIMOTHY P. LURIE
PROFESSIONAL ENGINEER
N.J. LICENSE No. 24GE05217900
PROFESSIONAL PLANNER No. 33LI00648100

DW SMITH ASSOCIATES, LLC
Consulting Engineers • Planners & Surveyors
Municipal Engineers • Environmental Consultants
NJ Certificate of Authorization No. 24GA28018400
140 Valleybrook Road, Farmingdale, NJ 07727 • (732)363-0880

DATE: OCT 31, 2013
SHEET 1 OF 3

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S:\PROJECTS\2013\13-482.01\DRAWINGS\STREETSCAPE.DWG



DESIGN	N.A.G.
DRAWN	N.A.G.
CHECKED	T.P.L.
SCALE	1"=50'
JOB No.	13-482.01

CHANNEL DRIVE REVITALIZATION

TAX MAP

CHANNEL DR, ST. LOUIS AVE, CHICAGO AVE, BALTIMORE AVE, BOSTON AVE

BOROUGH OF POINT PLEASANT BEACH, OCEAN COUNTY, NEW JERSEY

CHANNEL DRIVE REVITALIZATION PROJECT

STREETSCAPE CONCEPT

DATE	△	BY	DESCRIPTION
			REVISIONS

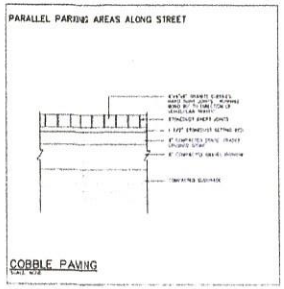
TIMOTHY P. LURIE
PROFESSIONAL ENGINEER
N.J. LICENSE No. 24GE04437600
PROFESSIONAL PLANNER No. 33LI00585000

DW SMITH ASSOCIATES, LLC.
Consulting Engineers + Planners & Surveyors
Licensed Engineering + Environmental Services
N. Certificate of Authorization No. 24GA27821100
149 Yellowbrook Road, Farmingdale, NJ 07727 • (732)363-0600

DATE: OCT 31, 2013
SHEET 2 OF 3

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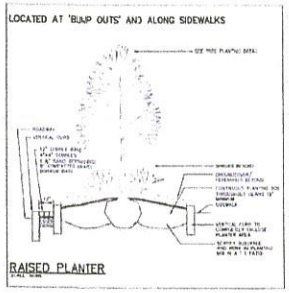
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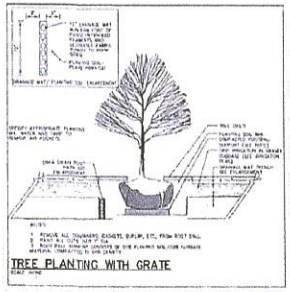
Special Pedestrian Scale Illumination Fixture Along Channel Drive and Ocean Way

COBBLESTONE PAVER
N.T.S.





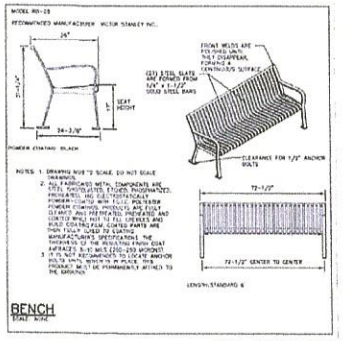
Typical Planter in Sidewalk





Tree Grate in Sidewalk Pavement

TREE GRATE PLANTING DETAILS
N.T.S.





Trash Receptacle and Bench



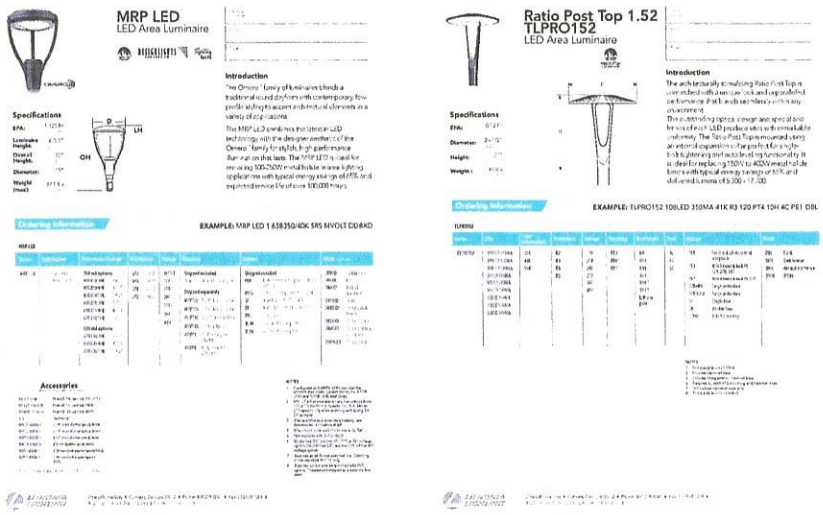
SITE FURNISHING DETAILS
N.T.S.



STREET TREE OPTION #1
THORNLESS HONEY LOCUST – GLEDITSIA TRIACANTHOS INERMIS



STREET TREE OPTION #2
BALD CYPRESS – TAXODIUM DISTICHUM



SAMPLE LED LIGHT FIXTURE OPTION #1
N.T.S.

SAMPLE LED LIGHT FIXTURE OPTION #2
N.T.S.



COBBLESTONE PAVER CROSSWALK
N.T.S.



CONCRETE PAVER BLOCK CROSSWALK
N.T.S.



CONCRETE PAVER BLOCK INTERSECTION
N.T.S.

DESIGN	N.A.G.
DRAWN	N.A.G.
CHECKED	T.P.L.
SCALE	1"=50'
JOB No.	13-482.01

CHANNEL DRIVE REVITALIZATION

TAX MAP

CHANNEL DR, ST. LOUIS AVE, CHICAGO AVE, BALTIMORE AVE, BOSTON AVE

BOROUGH OF POINT PLEASANT BEACH, OCEAN COUNTY, NEW JERSEY

CHANNEL DRIVE REVITALIZATION PROJECT

CONCEPT DETAILS

DATE	BY	DESCRIPTION

REVISIONS

TIMOTHY P. LURIE
PROFESSIONAL ENGINEER
N.J. LICENSE No. 24GE04027900
PROFESSIONAL PLANNER No. 33LI00580600

DW SMITH ASSOCIATES, LLC.
Consulting Engineers • Planners & Surveyors
Construction Management • Environmental Services
NJ Certificate of Authorization No. 24GA27976300
116 Hopkinson Road, Farmingdale, NJ 07727 ☎ (732)363-0050

DATE OCT 31, 2013

SHEET 3 OF 3

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CHANNEL DRIVE, PT. PLEASANT BEACH—PHOTO EXHIBIT



PHOTO #1: SPIKES FISH MARKET AT INTERSECTION OF CHANNEL DRIVE & BROADWAY.



PHOTO #2: MARINA PARKING LOT AND POINT LOBSTER COMPANY ON NORTH SIDE OF CHANNEL DRIVE.

DATE OF PHOTOS—11/20/2013

CHANNEL DRIVE, PT. PLEASANT BEACH—PHOTO EXHIBIT



PHOTO #3: EXISTING MARINA LOT ON NORTH SIDE OF CHANNEL DRIVE.

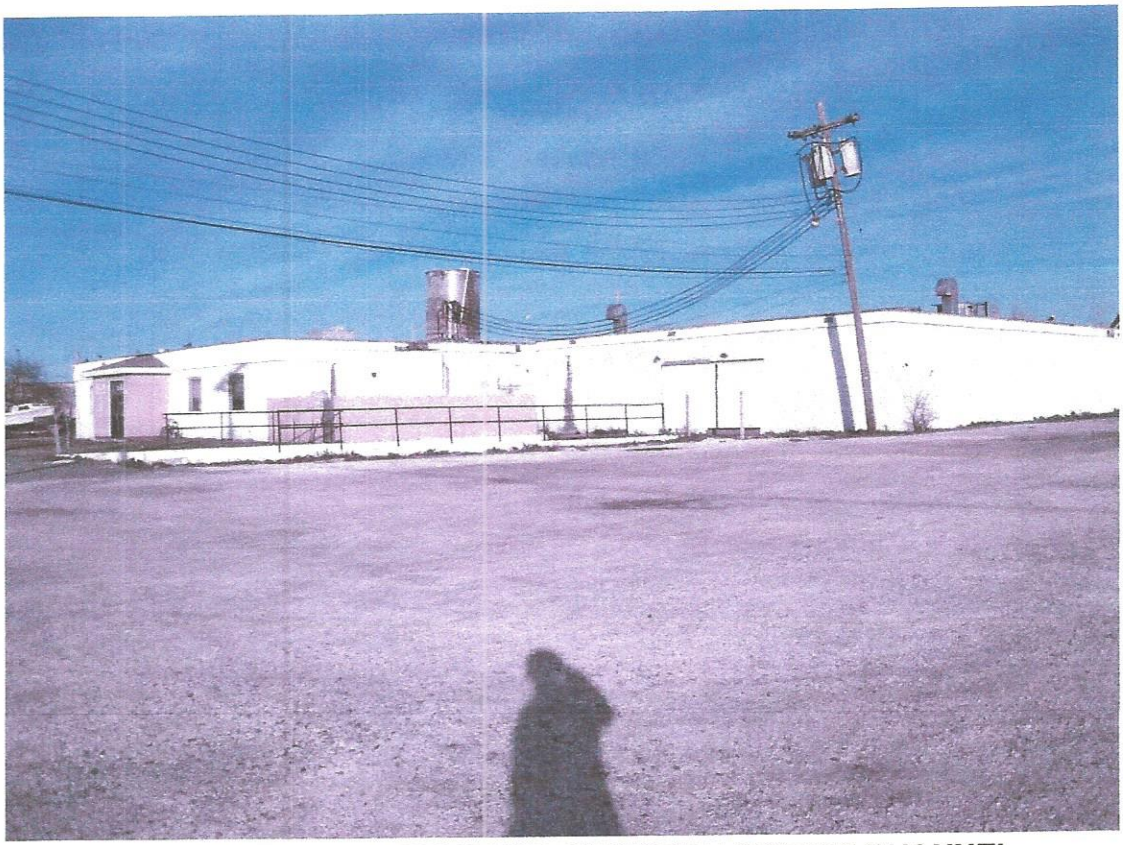


PHOTO #4: EXISTING WAREHOUSE ON NORTH SIDE OF CHANNEL DRIVE.

DATE OF PHOTOS—11/20/2013



PHOTO #5: VIEW WEST ALONG CHANNEL DRIVE FROM BALTIMORE AVENUE.



PHOTO #6: EXISTING COMMERCIAL FISHERY OFF BALTIMORE AVENUE AND CHANNEL DRIVE.



PHOTO #7: VIEW FROM CHANNEL DRIVE SOUTH ALONG BALTIMORE AVENUE.

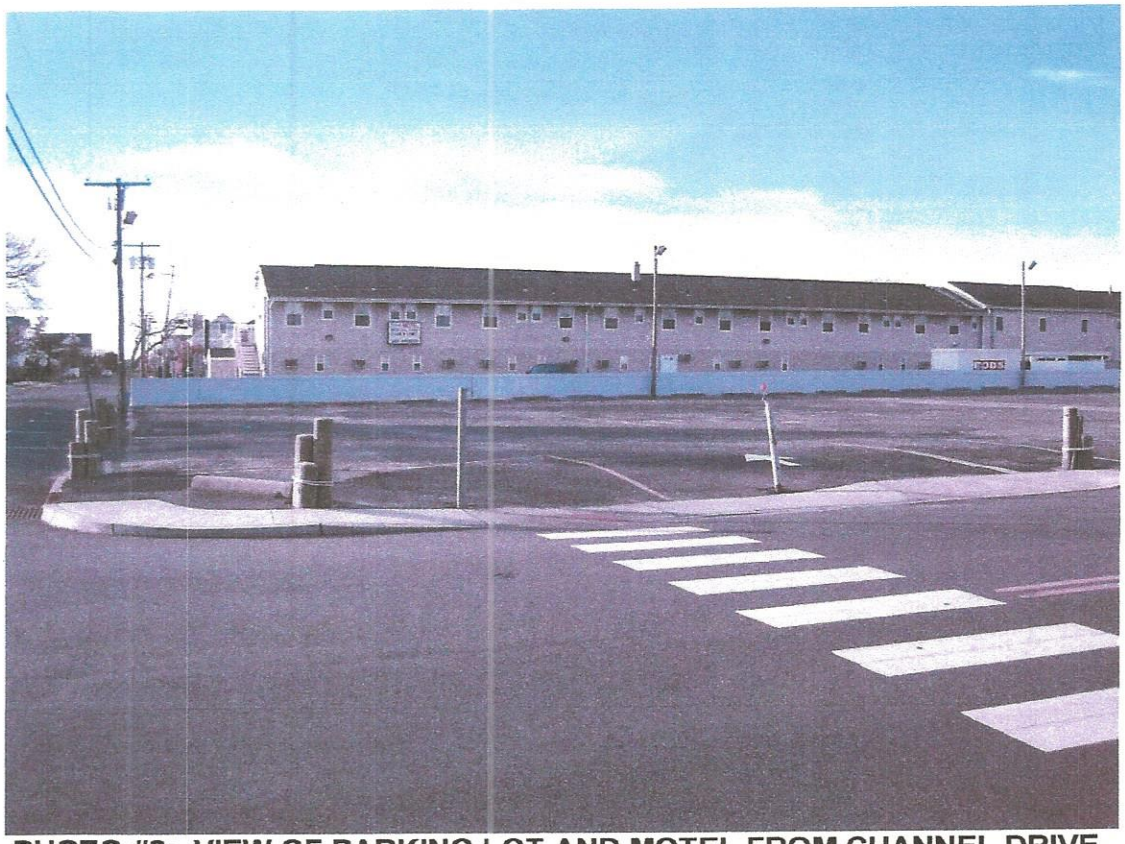


PHOTO #8: VIEW OF PARKING LOT AND MOTEL FROM CHANNEL DRIVE.



PHOTO #9: WHARFSIDE RESTAURANT AND PATIO BAR ON NORTH SIDE OF CHANNEL DRIVE.



PHOTO #10: LOBSTER SHANTY RESTAURANT ON NORTH SIDE OF CHANNEL DRIVE.



PHOTO #11: WHARFSIDE & PATIO BAR RESTAURANT SIGNAGE OFF CHANNEL DRIVE.



PHOTO #12: LOBSTER SHANTY RESTAURANT SIGNAGE OFF CHANNEL DRIVE.



PHOTO #13: VIEW WEST ALONG CHANNEL DRIVE TOWARDS LOBSTER SHANTY, OFF-STREET PARKING LOT & WHARFSIDE.



PHOTO #14: EXISTING RETAIL / BAIT & TACKLE SHOP ON NORTH SIDE OF CHANNEL DRIVE.



PHOTO #15: EXISTING SHORE FRESH SEAFOOD MARKET AND MARINA ON THE NORTH SIDE AND EAST END OF CHANNEL DRIVE.



PHOTO #16: EAST END OF CHANNEL DRIVE AT INTERSECTION WITH BROADWAY. LOCATION OF CHANNEL DRIVE SIGNAGE & SCULPTURE.



PHOTO #17: SIGNAGE FOR COMMERCIAL / MARINA PROPERTY AT WEST END OF CHANNEL DRIVE.



PHOTO #18: SIGNAGE FOR CHARTER / FISHING BOATS AT MARINA ON WEST END OF CHANNEL DRIVE.



PHOTO #19: SIGNAGE FOR POINT LOBSTER CO. COMMERCIAL PROPERTY ON WEST END OF CHANNEL DRIVE.



PHOTO #20: CHARTER BOAT SIGNAGE AT MARINA ON EAST END OF CHANNEL DRIVE.

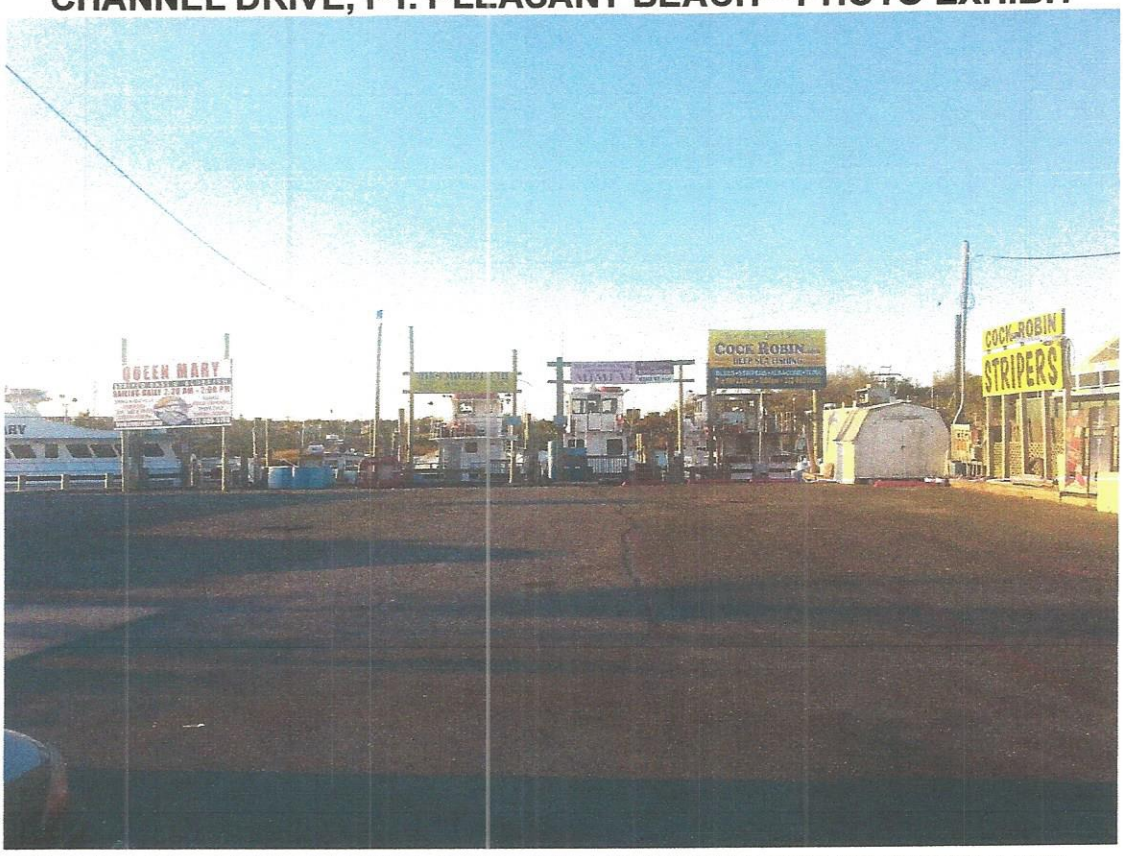


PHOTO #21: SIGNAGE FOR CHARTER FISHING FLEET AT MARINA ON WEST END OF CHANNEL DRIVE.



PHOTO #23: SIGNAGE FOR SPIKES FISH MARKET & RESTAURANT ON WEST END OF CHANNEL DRIVE.



PHOTO #23: SIGNAGE FOR MARINA ON WEST END OF CHANNEL DRIVE.