A2015-265
#15-0773-3

Dewberry

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January 16, 2015

Daniel Saunders
Deputy State Historic Preservation Officer
New Jersey Department of Environmental Protection
Historic Preservation Office
P.O. Box 420
Trenton, NJ 08625-0420

Attn: Kristin Swanton

Re: NJHPO Project No. L2014-104
Point Pleasant Packing, Inc.
117-301 Channel Drive
Point Pleasant Beach, NJ 08742

Dear Mr. Saunders:

On November 21, 2014 Dewberry submitted a consultation package on behalf of Atlantic Capes Fishery to the New Jersey Historic Preservation Office (NJHPO) for review regarding proposed improvements for the Fisherman's Landing project (NCR39812). The proposed undertaking is being partially funded through Post-Super Storm Sandy Community Development Block Grant – Disaster Recovery (CDBG-DR) funds provided by the United State Department of Housing and Urban Development (HUD) and administered through the New Jersey Department of Environmental Protection (NJDEP) and the New Jersey Economic Development Authority (NJEDA). The property is located within the FEMA/HPO "Green Zone," and is comprised of fill soils overlying former historic marshland. Dewberry recommended a finding of No Historic Properties Affected, and low archaeological sensitivity, and on December 5, 2014, NJHPO concurred with this finding (see attached letter).

Presently, conceptual designs have been developed for the proposed second phase (Phase II) of the improvement project. Phase II of the project will involve the construction of a restaurant (Phase IIa) and a hotel (Phase IIb) on the property, along with landscape modifications to provide associated parking spaces and decorative landscaping elements. The restaurant building will be constructed at 205 Channel Drive. The hotel building will be constructed at 117 Channel Drive and an existing building at this address will be demolished as part of the construction. Due to FEMA floodplain requirements for new construction, it is anticipated that these buildings will be elevated, with parking incorporated beneath and surrounding the buildings. Final site plans have not been developed for Phase II since funding is not yet secured for this portion of the project. The current conceptual plans are attached to this submission.

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The property and surrounding area are located within the FEMA/HPO Green Zone, thus no impacts to historic architectural resources are expected. The subject property (including the area that was evaluated as part of the December 5, 2014 concurrence as well as the location of the Phase II project) is comprised of filled marshlands with low archaeological sensitivity. Dewberry requests NJHPO's concurrence that the Phase II improvements will result in a finding of No Historic Properties Affected, and no further cultural resources consultation will be required. A concurrence line has been provided on a separate page to facilitate your review for this project. If you have any questions, please feel free to contact me at swieczorek@dewberry.com or by telephone at 973-576-0151.

Sincerely,

Scott Wieczorek, RPA
Cultural Resources Specialist

Enclosures

Cc: Kristin Swanton, NJHPO

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✓ I concur that the proposed Phase II improvements are addressed by the December 5, 2014 finding of No Historic Properties Affected and do not require further consultation under Section 106 of the National Historic Preservation Act, as amended.

_____ I do not concur for the following reasons:

D. Saunders

Daniel Saunders,
Acting Administrator and
Deputy Historic Preservation Officer

1/22/15
Date

Dewberry