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ETSA-G1801

July 6, 2018
info@theesa.org

Authority Commissioners
Eatontown Sewerage Authority
Municipal Building
47 Broad Street
Eatontown, NJ 07724

Re: Engineer's Status Report – June 2018

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of June.

The following is the status of Capital Projects in progress:

1. **Lining of ACP Sewers**: T&M has prepared a scope of work for lining of ACP sewers along with the NJEIT loan application documents. It is also our understanding that the Authority wishes to include GIS/Asset Management as part of the loan application so that has been included in the scope of work and is itemized as such.

During the reporting period, the following development project related work was performed:

1. **Wawa with Fueling Station**: A new application was received for a Wawa with a fueling station on NJ State Hwy 35. The first Engineering review was completed on June 13, 2018.
2. **Artis Senior Living (147 Grant Avenue)**: The second Engineering Review letter has been completed. The applicant has satisfied all of our original comments. Once all connection fees are paid and bonds are posted, this application may be approved. **No change.**
3. **Fidelity Eatontown**: A resubmittal was received for the project located on NJ State Hwy 35 for development of a new Wawa and Chick-fil-A. A few minor comments must be addressed relating to the grease interceptor installations construction drawings and calculations. **No change.**
4. **Fort Monmouth, Howard Commons**: Regarding the Howard Commons site, Mid Atlantic Engineering Partners is taking over the project. T&M provided them with various sewer plans and plans for the Authority's Eaton Crest Pump Station in early August 2017. At this time, we continue to await a plan from Mid Atlantic for sewerage of the Howard Commons site. **No change.**
5. **Monmouth Mall**: Langan Engineering has sent a site plan application package for the proposed redevelopment of the Monmouth Mall. I have seen the plans, but no formal application has been made to the Sewerage Authority. **We understand a hearing is scheduled with the Borough for**



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the Planning Board and that there will be at least one more hearing before the Board votes. No formal application has been made to the Authority to date.

6. **Fort Monmouth, Sun Eagles:** Martelli Homes is considering purchase and development of the Sun Eagles property. There has been a concern regarding the cost to run sewer from this property to the Maxwell Pump Station because of the railroad crossing. The potential developer and FMERA requested the ability to connect directly into the Two River's interceptor due to its proximity but was denied because TRWA did not want to be involved with sub-metering issues. In an effort to help provide sewer service to this property, I reached out to Tinton Falls regarding an idea to install a meter and have Tinton Falls bill ESA for flow and use of the interceptor. Although very early in the process, Tinton Falls is open to the opportunity, provided that an agreement could be crafted for shared costs of future interceptor repairs between both parties. The next step is to host a meeting with FMERA, Tinton Falls and ESA staff.

Projects reviewed and awaiting resubmittals:

1. **Beechwood Townhomes (Block 401, Lot 19):** First Engineering Review letter issued July 7, 2016. T&M is awaiting a revised submittal for review.
2. **Commercial Plaza 35, LLC (Eatontown Shopping Center-Block 3801, Lots 21 and 22):** Second engineering review letter issued on August 25, 2014. Comments remain to be addressed.
3. **Quick Chek (Block 2302, Lot 1):** First Engineering Review letter issued December 23, 2014. Comments remain to be addressed.

Projects approved and awaiting construction or under construction:

1. **Dunkin' Donuts (775 Hope Road):** T&M issued a final engineering approval letter on May 31, 2018 and the application was approved at the June meeting pending payment of connection fees and bonds.
2. **219 Tinton Avenue:** T&M issued a final engineering approval letter on May 4, 2017 for this development application which includes demolition of an existing home and construction of 3 new single-family homes on Tinton Avenue.
3. **CVS Pharmacy:** Upon T&M's engineering review of the resubmittal for the construction of the new CVS Pharmacy, it was determined that the applicant has met the engineering requirements set forth in the ESA Rules and Regulations and that all engineering items have been satisfied. A final engineering approval letter for construction of a new CVS Pharmacy at the intersection of Route 35 and Tinton Avenue was issued December 14, 2017, which also explained fees that were



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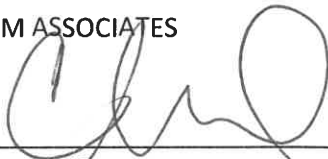
due prior to construction. An updated package was received by our office for this project on January 5, 2018.

4. **Lidl Grocery Store:** This project consists of a proposed Lidl Grocery Store which will be located on Route 35 just south of the Lowes site. T&M coordinated with the applicant to resolve remaining issues regarding the grease interceptor and a final engineering approval letter was issued July 6, 2017. There was one minor issue related to connection of a condenser to the sewer line; however, this matter has been resolved thanks to communication between the Plumbing Inspector and Rich Johnson. **No change.**
5. **176 Broad Street:** The applicant for the project, which consists of the demolition of one (1) home and the construction of two (2) single-family homes on Lots 12.01 and 12.02 in Block 1002, submitted revised plans for review in June 2017. T&M reviewed the resubmitted documents and issued a final engineering review letter dated July 5, 2017.

If you have any further questions, please do not hesitate to contact me.

Very truly yours,

T&M ASSOCIATES



CHRISTINE A. BALLARD, P.E.
EATONTOWN SEWERAGE AUTHORITY ENGINEER

CAB:scb:lkc

cc: Theodore Lewis, Executive Director
Richard Johnson, Superintendent
John Bonello, Esq., Authority Attorney