



YOUR GOALS. OUR MISSION.

ETSA-G1801

September 4, 2018  
[info@theesa.org](mailto:info@theesa.org)

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

**Re: Engineer's Status Report – August 2018**

Dear Commissioners:

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

The following is the status of Capital Projects in progress:

1. **Lining of ACP Sewers:** T&M has met with Commissioner Caviglia and Richard Johnson regarding lining of ACP Sewers. We have a mapped area for priority. T&M will take the priority areas and the \$500,000 budget and provide a revised project limit area with an alternate bid for additional areas should bids be favorable. Since our original proposal had a larger scope, we have prepared a scope & fee letter which outlines the tasks included in this assignment.
2. **Future NJEIT (iBank) project:** T&M understands that the Authority may wish to proceed with an iBank application project in 2019. The Authority should be aware of the rules and regulations related to this funding agency and that asset management is a required activity for all funded projects. The Authority may do this work on their own, but they should be aware of the NJDEP rules which govern asset management. **Continuing comment.**

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

1. **Dough Life:** Based upon the submission of additional information on the intended use, sale of pre-packaged cookie dough, and the fact that there is no on-site cooking or preparation, we are ok granting a waiver of the grease interceptor requirements. All plumbing codes must still be met.
2. **Wawa with Fueling Station:** A revised application was received for a Wawa with a fueling station on NJ State Hwy 35 . The applicant has addressed many of the comments; however, there are still items which need to be addressed.
3. **Quick Chek (Block 2302, Lot 1):** First Engineering Review letter issued December 23, 2014. A new escrow holder has taken over this project. We have reviewed the revised plans and many of the comments have been addressed; however, there are still items which need to be addressed prior to formal approval.



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4. **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 it is still with the Borough for the Planning Board. No formal application has been made to the Authority to date.**
5. **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. **A meeting was held with FMERA, Tinton Falls and ESA staff on Tuesday August 7, 2018 with a favorable outcome. Another meeting was with Martelli on August 9, 2018 to discuss the proposed plan for connection into the interceptor. Martelli is in the process of obtaining additional survey, soil borings and posting escrow for review and development of a sewer agreement between ESA and Tinton Falls.**
6. **Fort Monmouth, Army Landfill Closures and Remediation:** A meeting was held with Army staff related to remediation necessary within several Army landfills within Fort Monmouth. One particular landfill requires excavation within our easement and adjacent to our sewer. The Army will provide us with a plan for the remediation and will cover the cost of ESA having an inspector on site. A separate letter regarding this matter was sent under separate cover.

Projects reviewed and awaiting resubmittals:

1. **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.
2. **Beechwood Townhomes (Block 401, Lot 19):** First Engineering Review letter issued July 7, 2016. T&M is awaiting a revised submittal for review.
3. **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.
4. **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.



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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 review letter was submitted on December 14, 2017.
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.

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

Very truly yours,

T&M ASSOCIATES

A handwritten signature in blue ink, appearing to read 'C. Ballard', written over a horizontal line.

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