



YOUR GOALS. OUR MISSION.

ETSA-G1801

December 5, 2018

info@thesa.org

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

Re: Engineer's Status Report – November 2018

Dear Commissioners:

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

The following is the status of Capital Projects in progress:

1. **Lining of ACP Sewers**: This project is underway with preparation of bid documents for lining of various ACP sewers. We are currently adjusting cost estimates and developing a potential list of the sewers to be lined within the \$450,000 budgeted amount for construction along with some alternate sites, if funding allows. The plans and technical specifications are near completion and we anticipate advertising bids after Thanksgiving for receipt of bids before Christmas. A Highway Occupancy Permit is in the process of being prepared.
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. **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. **Continuing Comment.**
2. **Fort Monmouth, Sun Eagles (R0590)**: 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 Rivers' 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.



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A meeting was held with FMERA, Tinton Falls and ESA staff on Tuesday, August 7, 2018, with a favorable outcome. Another meeting was held 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. We have provided Martelli with a scope of work for the meter chamber design and are working to draft the agreement. Martelli has provided a layout for the sewer system and we will begin laying out the location of the meter chamber.

3. **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. The Army objects to paying the inspection fee; however, this should be discussed. **Continuing Comment.**
4. **Lidl Grocery Store (R0500)**: This project consists of a proposed Lidl Grocery Store which will be located on Route 35 just south of the Lowes site. The applicant has completed all remaining punchlist items. Performance Bond Release letter issued October 9, 2018. A two-year Maintenance Bond shall be posted by the developer. **Continuing Comment.**
5. **DCH Ford (R0600)**: First Engineering Review letter issued October 12, 2018. We are waiting for a location plan for the separator to be provided.
6. **Eat-in-Town Eatontown, LLC (R0610)**: Second Engineering Review letter issued November 7, 2018. The applicant has satisfied all of our original comments. Once all connection fees are paid and bonds are posted, this application may be approved.
7. **Electronic Concepts (R0620)**: A new application was received for the construction of a new warehouse to support an existing manufacturing facility. First Engineering Review letter issued November 28, 2018.
8. **Commercial Plaza 35, LLC (Eatontown Shopping Center-Block 3801, Lots 21 and 22) (R0290)**: Third Engineering Review letter issued on December 4, 2018. The applicant has addressed all outstanding comments. Pending payment of fees, this application may be approved.

Projects reviewed and awaiting resubmittals:

1. **Artis Senior Living (147 Grant Avenue) (R0540)**: Second Engineering Review letter issued May 29, 2018. The applicant has satisfied all of our original comments. Once all connection fees are paid and bonds are posted, this application may be approved. **Continuing Comment.**



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Eatontown Sewerage Authority

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2. **Beechwood Townhomes (Block 401, Lot 19) (R0460)**: First Engineering Review letter issued July 7, 2016. T&M is awaiting a revised submittal for review. **Continuing Comment.**
3. **Fidelity Eatontown (R0190)**: A resubmittal was received for the project located on NJ State Highway 35 for development of a new Wawa and Chick-fil-A. A few minor comments must be addressed relating to the grease interceptor installation construction drawings and calculations. **Continuing Comment.**
4. **Quick Chek (Block 2302, Lot 1) (R0580)**: First Engineering Review letter issued December 23, 2014. A new escrow holder has taken over this project. Second Engineering Review letter issued September 28, 2018. The applicant has satisfied all of our original comments. Once all connection fees are paid and bonds are posted, this application may be approved. **Continuing Comment.**
5. **Wawa with Fueling Station (R0560)**: Third Engineering Review letter issued October 22, 2018. The applicant has satisfied all of our original comments. Once all connection fees are paid and bonds are posted, this application may be approved. **Continuing Comment.**

Projects approved and awaiting construction or under construction:

1. **Dunkin' Donuts (775 Hope Road) (R0550)**: 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. It was then revealed that the existing sanitary sewer main within Hope Road is under the jurisdiction of the Borough of Tinton Falls. The Interlocal Sewer Agreement dated July 10, 2007 between ESA and the Borough of Tinton Falls covers the area in question. The Tinton Falls Borough Engineer takes no issue with the proposed development. Upon payment of all fees to the Borough of Tinton Falls, the developer may proceed with construction. **Continuing Comment.**
2. **CVS Pharmacy (R0510)**: The project consists of a proposed CVS Pharmacy which will be located at the corner of Tinton Avenue and Main Street. The project is undergoing construction. **Continuing Comment.**



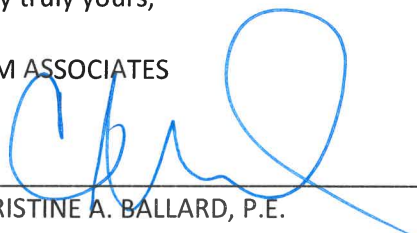
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If you have any further questions, please do not hesitate to contact me.

Very truly yours,

T&M ASSOCIATES



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

CAB:KJO:scb

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

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