



YOUR GOALS. OUR MISSION.

ETSA-G1901

April 3, 2019

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

**Re: Engineer's Status Report – March 2019**

Dear Commissioners:

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

A. The following is the status of Capital Projects in progress:

1. **Lining of ACP Sewers**: A Notice to Proceed was issued to the Contractor on March 26, 2019. We are currently in the process of reviewing shop drawings. The contractor anticipates beginning the television inspection of sewers near Kremer Avenue within the next two weeks.
2. **Old Orchard Pump Station**: T&M is looking at options for repair/replacement to the damaged wet well. A geotechnical investigation was completed January 8, 2019 with results indicating that the site will be able to support a new pump station with minimal settling involved. T&M's proposal is on hold while we work out review of the existing easements in the area of the pump station to see what space is available for the proposed construction.
3. **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.**

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

1. **Monmouth Toyota (R0640)**: An application for expansion of the existing Toyota dealership was received and is being reviewed. We have requested additional documentation from the application before we finalize our first engineering review letter.
2. **Fort Monmouth, Sun Eagles (R0590)**: A draft agreement between the ESA and Tinton Falls has been prepared and agreed upon by both parties respective engineers. The draft has been forwarded to both the Authority and Borough Attorney's for comment.



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Martelli has finalized soil boring logs and sent their findings to T&M which revealed a high water table that may significantly affect the proposed sanitary sewer plans. A meeting with East Point Engineering was conducted January 8, 2019 where changes to the site plan were proposed. T&M is currently waiting for a copy of the final design of the sanitary sewer system based on agreed upon revisions. Recommendations for a metering system are currently being prepared as well.

3. **Eat-in-Town Eatontown, LLC (R0610)**: Second Engineering Review letter issued November 7, 2018 where the applicant had satisfied all of our original comments. Applicant sent a revised submission February 6, 2019, proposing the reinstatement of the sites use as a restaurant as stated in their initial application. The revised submission consists of form C, revised site plans, and technical specifications for the proposed grease trap. The review of this application is currently in progress and we are awaiting additional information from the applicant.
  4. **Electronic Concepts (R0620)**: The applicant has addressed all engineering comments. Upon payment of all fees and bonds are posted, this application may be approved.
  5. **New Childcare (R0630)**: A new application was received for the construction of a 10,000 sf building that will be used as a childcare facility. First Engineering Review letter issued January 23, 2019. An NJDOT permit was recieved from the applicant granting the right to construct their planned improvements in the State right of way. T&M recived a revised application for a Second Engineering Review on January 30, 2019. The applicant has satisfied all of our original comments and the Final Engineering Review letter was issued Febuary 6, 2019. Once all connection fees are paid and bonds are posted, this application may be approved.
- C. Projects reviewed and awaiting resubmittals:
1. **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. I received a call from Dynamic Engineering that DOT changed their site plan layout which will result in modification of the sewer layout. I advised the applicant that no new application would be required but we would need an updated utility plan for review and they would have to make sure there is sufficient escrow to review these changes. **Continuing Comment.**
  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.**



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4. **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.**
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 it is still with the Borough for the Planning Board. No formal application has been made to the Authority to date. **Continuing Comment.**

D. 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. Once the Interlocal Agreement is finalized, this project can be removed from our report.
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.**
3. **Quick Chek (Block 2302, Lot 1) (R0580)**: 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.**
4. **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.**
5. **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. **Continuing Comment.**



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6. **DCH Ford (R0600)**: A Second Engineering Review letter was issued December 10, 2018. The applicant has satisfied all of our original comments. Pending a receipt of payment for all fees, this application may be approved. **Continuing Comment.**

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

Very truly yours,

T&M ASSOCIATES

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

CAB:SKK:scb

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