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ETSA-G1901

June 4, 2019  
[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 – May 2019**

Dear Commissioners:

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

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

1. **Lining of ACP Sewers:** CCTV, cleaning, and inspection was completed for all areas located on Broad Street (Route 71) and for most areas on NJHW Highway 35 N. The installation of C.I.P Lining for these NJHW 35 N. is scheduled for June 10, 2019 and is set to occur at 9 P.M. The remaining areas that have not been televised, cleaned, and inspected on Kramer Avenue will be done concurrently to the liner installation for NJHW 35 N. T&M has received inspection videos completed to date, and reports from the field staff indicate no major issues.
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 was able to find some existing easements for this area and concluded that the pump station is not fully contained within the boundaries they set. T&M prepared a rough layout of the pumpstation including a proposal for additional easement that would encompass the full layout of the proposed pump station and access driveway. A meeting is being scheduled to discuss this option further.
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. **Brightview Senior Living (R0650):** An application for a new lateral and main extension was received for the proposed senior living center located on NJSH Route 36 and Wyckoff Rd. T&M has sent out the first engineering review on May 28, 2019, and is awaiting a response.



Le: Authority Commissioners  
Eatontown Sewerage Authority

Re: Engineer's Status Report – May 2019

2. **Monmouth Toyota (R0640)**: An application for expansion of the existing Toyota dealership was received and the first engineering review was completed and sent out April 5<sup>th</sup>. T&M is awaiting a response from Monmouth Toyota.
3. **Wawa with Fueling Station (R0560)**: On May 10, 2019, Dynamic Engineering submitted a package containing an updated utility plan with the modifications to the sanitary sewer layout discussed previously. T&M has reviewed this package and sent out our 4<sup>th</sup> engineering review on May 16, 2019. The applicant has satisfied all of the original comments. Once all connections fees are paid and bonds are posted, this application may be approved.
4. **Lakewood Townhomes (Block 401, Lot 19) (R0460)**: (Previously Beechwood Townhomes) T&M received a package from PS&G engineering reflecting a change in the previous utility plan. This package was reviewed, and a second engineering review was sent out on May 29, 2019. T&M is reviewing the supplementary items submitted.

C. Projects reviewed and awaiting resubmittals:

1. **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 revised second engineering review of this application is currently in progress and we are awaiting additional information from the applicant. **Continuing comment.**
1. **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.**
2. **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.**
3. **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



**Le: Authority Commissioners**  
**Eatontown Sewerage Authority**

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

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.**

4. **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.

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. **Continuing Comment.**

5. **Electronic Concepts (R0620)**: The applicant has addressed all engineering comments. Upon payment of all fees and bonds are posted, this application may be approved. **Continuing Comment.**
6. **New Childcare (R0630)**: The applicant has satisfied all of our original comments and the Final Engineering Review letter was issued February 6, 2019. Once all connection fees are paid and bonds are posted, this application may be approved. **Continuing Comment.**

**D. Projects approved and awaiting construction or under construction:**

1. **DCH Ford (R0600)**: Recently the Client was made aware of a blockage in the provided easement that prevents access to the construction site. All parties are currently discussing the options available that will minimize any impact to the construction schedule. **Continuing Comment.**
2. **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. **Continuing Comment.**
3. **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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Eatontown Sewerage Authority**

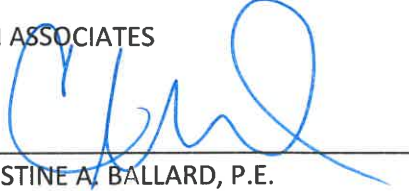
**Re: Engineer's Status Report – May 2019**

4. **Quick Chek (Block 2302, Lot 1) (R0580)**: The application was approved for construction at the April 9<sup>th</sup> meeting. We are currently awaiting start of construction. **Continuing Comment.**
5. **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.**
6. **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.**

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:lkc

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

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