



YOUR GOALS. OUR MISSION.

ETSA-G1901

February 5, 2020

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

**Re: Engineer's Status Report – January 2020**

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of January 2020.

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

1. **Old Orchard Pump Station**: T&M has scheduled survey of the site and will complete basemapping within the week. A geotechnical investigation was previously 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 had prepared easements documents for this area including temporary construction easements and permanent easements. These documents were forwarded to the Authority Attorney for his use.
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.**
3. **ESA Rules and Regulations Update**: The Authority has contacted T&M in regards to an update to the current Authority Rules and Regulations. Developers will now be required to provide digital as-built drawings to the Authority once all construction has been complete for their project. T&M has reviewed the current connection fee and confirmed that the yearly increase to \$1,934.00 is accurate. The fee will be increased pending final approval by the Authority. All changes have been made and final versions forwarded to ESA for posting on their website. **Continuing Comment.**

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

1. **Fort Monmouth, Sun Eagles (R0590)**: A meeting was held on July 30, 2019 to discuss the sewer connection agreement between the ESA and Tinton Falls for 60 townhomes proposed within the golf course property. Tinton Falls is requiring that ESA convey all connection fees from the Developer to Tinton Falls and pay per unit for sewer usage on an annual basis. ESA will own the pipes within the golf course but will have no responsibility to maintain the sewer main that the Sun Eagles Development will tie into. In addition, ESA holds no ownership stakes in the sanitary



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transmission line and will not be responsible for any repairs to that line in the future. Due to timing, FMERA has requested a decision be made by the Commissioners so the project may proceed. **Due to the apparent stalemate between ESA and Tinton Falls, FMERA has reached out to Two Rivers to see some resolution. Mike Gianforte has agreed to allow sub-metering via a parshall flume solong as ESA is responsible for billing customers and metering information is transmitted to their SCADA systems. ESA would be responsible for the metering equipment. T&M is working with the applicant's engineer and Two Rivers to provide parshall flume information so this project may advance.**

2. **Farrah Enterprises, LLC (49 – 51 Victor Place)**: T&M received a package from Farrah Enterprises, LLC containing one (1) copy of the Soil Erosion and Sediment Control Plan, one (1) copy of Freehold Soil Conservation District Certification Letter, dated July 25, 2019, and two (2) copies of Application Form A. As of September 23, 2019, the first engineering review was sent out. T&M is awaiting a reply from the applicant addressing the comments listed. **Continuing Comment.**

C. Projects reviewed and awaiting resubmittals:

1. **Lakewood Townhomes (Block 401, Lot 19) (R0460)**: (Previously Beechwood Townhomes) T&M received a package from PS&S Engineering containing shop drawings for review against ESA standards. As of August 28, 2019, a preliminary Shop Drawing Review of the items was sent out. T&M is awaiting a reply from the applicant addressing the comments listed. **Continuing Comment.**
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 August 28, 2019. T&M is awaiting a response from Monmouth Toyota. **As requested, I have reviewed what the application is proposing with regard to the expansion. It includes a new showroom, receptionist area, display room, parts room and sales manager's office. The waiting area, restrooms, and vehicle service area is remaining unchanged. However, in Phase 2 of the project, they propose to construct a vehicle delivery area and in Phase 3 they propose to expand the service bays. If you like, we can condition the approval for only Phase 1 of the project which has deminimus impact on sewage flows or approval of the entire project, all phases and collect fees now.**
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. At the request of the developer, a revised sewer connection fee was calculated for the subject site and sent out with an abridged second engineering review on January 7, 2020.
4. **Monmouth Mall**: Langan Engineering has sent a site plan application package for the proposed redevelopment of the Monmouth Mall. We have seen the plans, but no formal application has



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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. **The applicant's engineer has reached out regarding a partial approval. I advised them that an application and escrow must be established with the Authority before we can meet to discuss this project.**

5. **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 Road. T&M has sent a revised first engineering review on June 19, 2019 and is awaiting a response. **Continuing Comment.**
  6. **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. **Continuing Comment.**
  7. **Eat-in-Town Eatontown, LLC (R0610)**: Second Engineering Review letter issued November 7, 2018 where the applicant has satisfied all of our original comments. Applicant sent a revised submission February 6, 2019, proposing the reinstatement of the site's 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.**
  8. **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.**
- D. Projects approved and awaiting construction or under construction:
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. The applicant re-submitted the previously reviewed shop drawings for the Artis Senior Living center on September 31, 2019. The documents were reviewed, and approved. A reply was sent out on October 30, 2019 and construction has continued for this project. **Continuing Comment.**
  2. **Quick Chek (Block 2302, Lot 1) (R0580)**: The application was approved for construction at the April 9, 2019 meeting. At the request of the applicant, the Authority submitted a road opening permit on their behalf in order to connect into a pipe in the roadbed of Route 35. The permit was reviewed by the DOT and approved. A signed copy of the permit was sent back to the DOT



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September 26, 2019. The applicant has submitted final as-builts which are in the process of approval.

3. **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.**
4. **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.**
5. **CVS Pharmacy (R0510)**: The project consists of a proposed CVS Pharmacy which will be located at the corner of Tinton Avenue and Main Street. **Final as-built drawings have been recived and approved and the project has been closed.**
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.**
7. **New Childcare (R0630)**: The Applicant has satisfied the site improvements and lateral connection installation. We are waiting for updated final as-built drawings for the sewer items.

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  
Herb Volner, Superintendent  
John Bonello, Esq., Authority Attorney