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ETSA-G2001

March 6, 2020  
[info@thesa.org](mailto:info@thesa.org)

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

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

Dear Commissioners:

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

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

1. **Old Orchard Pump Station**: T&M has surveyed the site and completed basemapping operations on February 11, 2020. 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 has prepared updated easement documents for this area including temporary construction easements and permanent easements and sketches for an additional easement along Evergreen Lane to Monmouth Road. These documents were forwarded to the Authority on March 4, 2020. Preliminary design plans are currently being composed by T&M. A site visit is expected to be scheduled for later in the month to determine if and what equipment and piping will be reused with the relocated station.
2. **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 fees 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 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



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Parshall flume providing ESA is responsible for billing customers and metering information is transmitted to their SCADA systems. ESA would be responsible for the metering equipment. It should also be noted that an agreement with Tinton Falls would still be required for the proposed meter. **T&M has completed preliminary design plans for the metering chamber. The preliminary design includes a precast concrete manhole and a Fiberglass Parshall Flume insert with a flow meter. The preliminary design package was submitted to FMERA, ESA, and the Developer for their review on March 5, 2020.**

C. Projects reviewed and awaiting resubmittals:

1. **Monmouth Mall Redevelopment – Monmouth Medical Pavilion (R0690)**: Langan Engineering has sent a site plan application package for the proposed redevelopment of the Monmouth Mall. Previously we advised them to establish an application and escrow account before review, which the Applicant has done. A First Engineering Review was completed and sent out on March 3, 2020 and is awaiting a response.
2. **Monmouth Mall Redevelopment – Winter Garden and Restaurant Pad (R0680)**: Langan Engineering has sent a site plan application package for the proposed redevelopment of the Monmouth Mall. Previously we advised them to establish an application and escrow account before review, which the Applicant has done. A First Engineering Review was completed and sent out on March 3, 2020 and is awaiting a response.
3. **Farrah Enterprises, LLC (49 – 51 Victor Place) (R0670)**: 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. The applicant recently contacted ESA about a possible connection credit. T&M is investigating the matter.**
4. **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.**
5. **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



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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. **Continuing Comment.**

6. **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. **Continuing Comment.**
7. **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.**
8. **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.**
9. **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.**

D. Projects approved and awaiting construction or under construction:

1. **New Childcare (R0630)**: The Applicant has satisfied the site improvements and lateral connection installation. The Applicant has submitted a Final As-Built Survey which was reviewed by T&M. A First As-Built Review was sent out on February 14, 2020 and we are awaiting a response.
2. **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. A Revised Third Engineering Review letter was issued on March 4, 2020 detailing revised connection fees. Pending payment of fees, this application may be approved.



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3. **Electronic Concepts (R0620)**: The applicant has submitted a Final As-Built Survey, done by Morgan Engineering and Surveying, on February 5, 2020. This was reviewed by T&M with a First As-Built Review letter sent out on February 7, 2020. A response is pending.
4. **DCH Ford (R0600)**: A Closeout letter was issued for this project on February 25, 2020 and recommends the closing of the project once the following deficiencies are addressed; all plastic sanitary cleanout caps to be replaced with brass caps, the sanitary manhole cover inscribed with "Stormwater" to be replaced with one inscribed "Eatontown Sewerage Authority", and final inspection is to be completed.
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. The applicant re-submitted the previously reviewed shop drawings for the Artis Senior Living center on September 30, 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.**
6. **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 September 26, 2019. The applicant has submitted final as-builts which are in the process of approval. **Continuing Comment.**

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

Very truly yours,

T&M ASSOCIATES

FRANCIS W. MULLAN, P.E., C.M.E.  
CONSULTING ENGINEER

FWM:SKK:EWH:scb

cc: Theodore Lewis, Executive Director  
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