



ETSA-G2001

April 9, 2020
info@theesa.org

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

Re: Engineer's Status Report – March 2020

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of March 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 the Pump Station area including temporary construction easements, permanent easements and sketches for an additional easement along Evergreen Lane to Monmouth Road as requested by ESA. The Pump Station permitting, and construction cannot commence without completion of the additional easements acquisition process. These revised documents were forwarded to the Authority on March 4, 2020. Preliminary design Pump Station have been completed by T&M. **A site visit was coordinated with ESA maintenance and was completed in March 2020. As requested by ESA, the final Pump Station design will be completed upon ESA authorization.**

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 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 with Parshall flume. 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 TRWRA, FMERA, ESA, and the Developer for their review on March 5, 2020. **The developer's engineer, at the request of TRWRA, resubmitted on April 4, 2020 the additional sanitary sewer flow calculations and a complete**



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sanitary sewer plans including the preliminary metering chamber with Parshall flume plans prepared by T&M. A site visit to the Golf Course will be required, so T&M engineers can evaluate access to the meter site and options to provide electrical power to the flow measuring equipment.

C. Projects reviewed and awaiting resubmittals:

1. **Merchant Retail Partnership Management (R0700):** An application was submitted to construct a three-story, 90,246 square foot, self-storage facility. The applicant proposes to connect to the 10-inch sanitary sewer main on-site. **A First Engineering Review was completed and sent out on March 26, 2020 and we are awaiting a reply from the applicant.**
2. **Monmouth Mall Redevelopment – Monmouth Medical Pavilion (R0690):** An application was submitted to construct a new four-story, 82,000 square foot, medical office building, along with a Phase 2 three-story, 33,000 square foot, medical office building on the Monmouth Mall property. The applicant proposes to connect to an existing on-site manhole. **A Second Engineering review was completed and sent out on April 6, 2020 which recommended approval of this application.**

Monmouth Mall Redevelopment – Winter Garden and Restaurant Pad (R0680): An application was submitted to renovate an existing Monmouth Mall entrance with a Winter Garden canopy and vehicle drop-off zone, along with the construction of a one-story, 9,180 square feet, restaurant pad on the Monmouth Mall property. The applicant proposes to connect both the Winter Garden entrance and restaurant to two (3) separate on-site manholes. **A Second Engineering review was completed and sent out on April 6, 2020 which recommended approval of this application. Supplemental documents pertaining to the restaurant pad, which is now known to be The Cheesecake Factory, were submitted to our office on April 7, 2020 and are under our review.**

3. **Farrar Enterprises, LLC (49 – 51 Victor Place) (R0670):** An application was submitted to construct two (2) two-story single-family dwellings as part of a minor subdivision, which would require construction of a new manhole be constructed within the road along with an 8-inch sanitary sewer extension from the existing manhole at the intersection of Victor Place and Elm Place. A First Engineering review was completed and sent out on September 23, 2020 and we are awaiting a reply from the applicant. The applicant recently contacted ESA about a possible connection credit. T&M discussed this matter with the applicant's engineer. The engineer indicated that he will investigate redesigning of the sewer connection, so it is not affecting other existing ESA connections. T&M will further investigate this matter once the plans are resubmitted.
4. **Brightview Senior Living (R0650):** An application was submitted to construct a 196,329 SF, 3-story Brightview Senior Living Congregate Care and Assisted Living Facility with 180 units and 210 beds. The applicant proposes to construct a 10-inch sanitary sewer extension connecting to an existing manhole in Wyckoff Road (County Route 547). **A Second Engineering review was completed and sent out on April 1, 2020 which recommended approval of this application.**



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5. **Eat-in-Town Eatontown, LLC (R0610)**: An application was submitted to expand upon the existing, vacant, one-story building with a 2,103 square foot addition. The proposed renovated building is intended to accommodate a total of three separate tenant spaces; two restaurant spaces and one retail space. The applicant proposes to connect to the existing 8-inch sanitary sewer main in State Route 35. A Third Engineering review was completed and sent out on May 1, 2019 and we are awaiting a reply from the applicant.

D. Projects approved and awaiting construction or under construction:

1. **Lakewood Townhomes (Block 401, Lot 19) (R0660)**: (Previously Beechwood Townhomes, R0460) The application was approved to demolish one (1) existing rooming house and construct two (2) new townhouse buildings with a total of 12 units, and convert the remaining rooming house into three (3) townhouse units, for a total of 15 townhouse units. The applicant proposes to connect to an existing 8-inch sanitary sewer main via a doghouse manhole. The project is currently under construction and has completed the sanitary sewer improvements.
2. **The Learning Experience (R0630)**: The development has been constructed and received a certificate of occupancy. A First As-Built Review was sent out on February 14, 2020 and we are awaiting a response.
3. **Electronic Concepts (R0620)**: The development has been constructed and received a certificate of occupancy. A First As-Built Review was sent out on February 7, 2020 and we are awaiting a response.
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. **Per a conversation between Kevin O'Keeffe of T&M and Theodore Lewis on April 3, 2020, the ESA has recommended certificate of occupancy be issued for the development.**
5. **Quick Chek (Block 2302, Lot 1) (R0580)**: The development has been constructed and received a certificate of occupancy. **A First As-Built Review was sent out on March 24, 2020 and we are awaiting a response.**
6. **Wawa with Fueling Station (R0560)**: The application was approved to construct a Wawa facility with Fueling Station, pending all connection fees are paid and bonds are posted. The applicant proposes to connect to the existing 8-inch sanitary sewer main in State Route 35 via a doghouse manhole. The project is currently under construction and has not yet completed the sanitary sewer improvements.
7. **Artis Senior Living (147 Grant Avenue) (R0540)**: The application was approved to construct a 68-bed assisted living memory care facility. The applicant proposes to connect to the existing 15-



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inch sanitary sewer main on-site. The project is substantially complete and has completed the sanitary sewer improvements.

8. **Commercial Plaza 35, LLC (Eatontown Shopping Center-Block 3801, Lots 21 and 22) (R0290)**: The application was approved to construct two (2) new retail buildings, yielding a total of three (3) retail buildings on-site. The applicant proposes to connect to the existing doghouse manhole in State Route 35. A revised sanitary sewer connection fee letter was sent out on March 4, 2020. **The applicant submitted a letter on March 13, 2020, indicating that while the grease trap has been constructed, a restaurant tenant is no longer intended to utilize the facility at this time. The grease trap will be left in place for any potential future restaurant uses. The project is currently under construction and has not yet completed the sanitary sewer improvements.**

9. **Fidelity Eatontown (R0190)**: The application was approved to construct a three-building commercial development consisting of a 24-hour convenience store with gasoline (Wawa), a fast-food restaurant (Chik-fil-A), and a retail shopping center including a bank. The applicant proposes to connect to an existing 8-inch sanitary sewer line with a new doghouse manhole. **The applicant's engineer had inquired about a potential sanitary sewer connection fee credit because the previous development's daily flow exceeds the proposed daily flow. The ESA Attorney is reviewing the proposal.**

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

Very truly yours,

STEPHEN J. SCHREIBER, P.E., C.M.E.
EATONTOWN SEWERAGE AUTHORITY
ENGINEER

SJS:AK:KJO:lkc

cc: Theodore Lewis, Executive Director
Herb Volner, Superintendent
John Bonello, Esq. (BonelloLaw@yahoo.com)

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