



ETSA-G2101

May 5, 2021

*Via E-Mail : [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 – April 2021**

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of April 2021.

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

1. **Fort Monmouth Easement Retracement (00227):** T&M has been authorized to retrace the existing 25' wide ESA easement that is due to expire. T&M prepared and emailed "draft" version of the easement mapping and descriptions to the ESA on January 14, 2021. Final signed and sealed easement mapping and descriptions were emailed to the ESA on February 1, 2021; five (5) hard copies were mailed to the ESA on February 2, 2021. Revisions to the easement mapping and descriptions as requested by FMERA were completed and five (5) signed and sealed hard copies of the revised documents were delivered by UPS to the ESA on March 4, 2021.
2. **Old Orchard Pump Station (00226):** T&M has surveyed the site and completed base mapping 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 easement 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. As directed by the ESA, pdf files of the draft of PS layout including an enlarged PS area section and proposed draft of easement plans were sent to James Cleary office for his use in obtaining the easements. On June 16, 2020, T&M provided scaled drawings of proposed access and pump station easements to Catherine Kim of James Cleary's office for their use in negotiations with the Country Club owners. Copies of these prints were provided to the ESA and the ESA Attorney. On June 25, 2020, T&M provided a scaled drawing of the proposed access and pump station easements hand drawn on the property survey to Catherine Kim of James Cleary's office for their use in negotiations with the Country Club owners. The property survey was provided to T&M from James Cleary's office. Copies of the hand drawing was provided to the ESA and the ESA Attorney. E-signed exhibit mapping and descriptions sent to Catherine Kim on April 7, 2021.



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B. The following is the status of Fort Monmouth Economic Revitalization Authority (FMERA) projects in progress:

1. **Fort Monmouth, Sun Eagles – 2000 Lowther Drive (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 sanitary sewer plans including the preliminary metering chamber with Parshall flume plans prepared by T&M. On April 30, 2020, during a virtual meeting with FMERA, East Point, ESA, TRWRA and T&M representatives additional issues related to the sanitary sewer design and metering manhole design were discussed. As a result, updated Parshall Flume design plans were submitted. Subsequently a site visit of the T&M electrical engineer to the Golf Course was completed on May 4, 2020, and Parshall Flume plans have been further updated. The updated metering manhole plans along with the Parshall Flume Design Report have been resubmitted again on May 5, 2020. An ESA application submitted includes demolition of the existing Megill Housing officer's buildings and construction of 15 market-rate townhouse buildings consisting of 60 townhouse three-bedroom units, construction of one (1) affordable (COAH) townhouse building consisting of 15 housing units consisting of a mix between one, two, and three-bedrooms, demolition of the existing pool and tennis courts and construction of a covered porch addition onto the existing golf course club house including a terrace and formal garden. The applicant proposes to connect to the existing 18" Monmouth County Regional Interceptor on-site. A First Engineering review was completed and sent out on May 6, 2020, and we are awaiting a reply from the applicant. The applicant is in the process of addressing the April 14, 2020, memo from Dennis Galvin. T&M has confirmed all streets proposed by the developer will be private and ownership will be by a HOA. On July 7, 2020, the ESA received a letter from Martelli Development Group's attorney requesting the ESA take ownership of the new sanitary sewer lines within the proposed development. On July 15, 2020, the ESA Commissioners approved to accept the operation and maintenance of the new sanitary sewer lines and laterals up to the first cleanout located just outside the proposed curb line or edge of pavement. A meeting was held with the applicant's engineer to review/discuss our comments on November 15, 2020. A Third Engineering review was completed and sent out on November 30, 2020 and we are awaiting a reply from the applicant. **ESA has**



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**agreed to conditionally approving the project so Phase 1 (driveway and main parking lot) work may begin. The project is currently under construction and has not yet completed the sanitary sewer improvements. The applicant has agreed to hold off on all Phase 2 (residential and sanitary sewer) related work until NJDEP issues a TWA Permit, all required fees are posted, and ESA fully approves of the finalized plans.**

C. The following projects were reviewed, and we are awaiting resubmittals:

1. **Eat-in-Town Eatontown, LLC – 252 State Route 35 (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.
2. **Amended DCH Ford – 200 State Route 36 (R0601)**: An application was submitted to construct a two-story, 32,386 square feet, building addition to the 11,993 square feet automobile reconditioning building with car wash for the purpose of creating a full dealership with service area. The applicant was previously approved in December 2018 to connect the proposed 11,993 square feet automobile reconditioning building with car wash to an existing 8-inch sanitary sewer line at the northeast corner of the site via a doghouse manhole. The proposed building addition will connect to the existing 6-inch PVC lateral constructed as part of the previous approval via a doghouse manhole and will include a 1,200-gallon sand-oil separator. A First Engineering review was completed and sent out on November 10, 2020 and we are awaiting a reply from the applicant. Deficiency items remain for the original DCH Ford application (R0600) including fence realignment and manhole cover replacement. Completion of these items will become a condition of this application. These conditions will be included in our Second Engineering review letter.

D. The following projects were approved and are awaiting construction or under construction:

1. **Monmouth Plaza Enterprises, LLC – 133 State Route 35 (R0730)**: The application was approved to renovate the existing one-story, 81,148 square feet, masonry multi-tenant retail building, demolish the existing restaurant building, and construct a 4,020 square feet retail pad site building. The multi-tenant retail building will disconnect the existing on-site 6-inch PVC sanitary sewer lateral and reconnect to a new manhole. The multi-tenant building also requires a new connection via a proposed 4-inch PVC force main connecting to the new manhole, along with a grease trap. The existing sanitary sewer lateral of the restaurant building will be cut and capped. The 4,020 square feet retail pad site building will require a new connection to existing on-site 6-inch PVC sanitary sewer lateral. A Grease Trap Approval letter was sent out on February 25, 2021. The project has not yet begun construction. **A Third Engineering review was completed identifying all project fees and sent April 21, 2021.**
2. **Eat Clean Bro – 607 Industrial Way West (R0720)**: The application was approved for interior building renovations to construct a commercial kitchen and food preparation facility. The 15,550 square feet facility will require two (2) grease traps. No new sanitary sewer connection is required.



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The project has not yet begun construction. Certification that the existing lateral has been clean/jetted and determined to be in suitable condition was received March 4, 2021.

3. **Eatontown 36, LLC – 50-70 State Route 35 (R0710):** The application was approved to renovate the existing one-story, 163,133 square feet, brick/masonry multi-tenant retail building, demolish the existing restaurant building, maintain the existing bank building, and construct two (2) retail pad site buildings measuring 3,000 square feet and 6,540 square feet respectively. The multi-tenant retail building will maintain the existing sanitary sewer lateral connections. The applicant proposes to connect the two (2) retail pad site buildings to the on-site 8-inch clay sanitary sewer main. The project is currently under construction and has not yet completed the sanitary sewer improvements. **A sanitary sewer disconnect approval was issued for the Sawa restaurant to be demolished on April 9, 2021. A Third Engineering review was completed identifying all project fees and sent April 21, 2021. A Grease Trap Application is required prior to construction of the proposed Chick-Fil-A restaurant.**
4. **Merchant Retail Partnership Management – 97 State Route 35 (R0700):** The application was approved 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. The project is currently under construction and has not yet completed the sanitary sewer improvements.
5. **Monmouth Mall Redevelopment – Monmouth Medical Pavilion – 180 State Route 35 (R0690):** The application was approved 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 third CCTV investigation was conducted by the applicant's engineer on November 7, 2020. The project is currently under construction and has completed construction of the sanitary sewer main and testing of the main. Sanitary sewer laterals will be constructed at a later date. We are awaiting submission of the as-built plans.
6. **Monmouth Mall Redevelopment – Winter Garden and Restaurant Pad – 180 State Route 35 (R0680):** The application was approved 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. Supplemental documents pertaining to the restaurant pad, which is currently known to be The Cheesecake Factory, were submitted to the Borough on April 7, 2020. A third CCTV investigation was conducted by the applicant's engineer on November 7, 2020. The project has not yet begun construction.
7. **Farrah Enterprises, LLC – 49 – 51 Victor Place (R0670):** Due to unforeseen utility conflicts, the applicant's engineer submitted a revised drawing and requested a field change via letter dated June 23, 2020, which was approved by T&M. The sanitary sewer main extension has been constructed in accordance with the approved field change plan and was inspected by T&M. A First As-Built Review was completed and sent out on June 30, 2020 and we are awaiting a reply from the applicant.



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8. **Lakewood Townhomes – 74 Tinton Avenue (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. We are awaiting submission of the as-built plans.
9. **Brightview Senior Living – State Route 36 & Wyckoff Road (R0650)**: The application was approved 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 into an existing manhole in Wyckoff Road (County Route 547). The project has not yet begun construction.
10. **The Learning Experience – 94 Broad Street (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.
11. **Electronic Concepts – 526 Industrial Way West (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.
12. **Quick Chek – 164 State Route 35 (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.
13. **Artis Senior Living – 147 Grant Avenue (R0540)**: The development has been constructed and received a certificate of occupancy. A First As-Built Review was sent out on October 12, 2020 and was found to be acceptable. An updated Project Inspection Closeout letter was sent out on February 23, 2021 recommending closeout of the project. We are awaiting the applicant to provide As-Builts in GIS format.
14. **Commercial Plaza 35, LLC (Eatontown Shopping Center-Block 3801, Lots 21 and 22) – 315 State Route 35 (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 completed the sanitary sewer improvements. We are awaiting submission of the as-built plans.
15. **Fidelity Eatontown – 141 State Route 35 (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



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applicant proposes to connect to an existing 8-inch sanitary sewer line with a new doghouse manhole. A revised Sanitary Sewer Connection fee was issued with the Third Engineering review formally approving the application on April 28, 2020. The project is currently under construction and has not yet completed the sanitary sewer improvements.

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

Very truly yours,

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

SJS:KJO

cc: Theodore Lewis, Executive Director  
Herb Volner, Superintendent  
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