



ETSA-G2101

December 9, 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 – November 2021**

Dear Commissioners:

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

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

1. **Emergency Response Repairs & Maintenance of Sanitary Sewers Force Account 2021-2024 (00228):** T&M has been authorized to prepare bid specifications for the 3-year force account contracts associated with emergency response repairs and maintenance of the sanitary sewer system. The project was advertised May 12, 2021, and bids received June 3, 2021. A recommendation of award letter was provided to the ESA for consideration on June 4, 2021. The apparent low bidder of Proposal A is J. Fletcher Creamer & Son, Inc., and the apparent low bidder of Proposal B is National Water Main Cleaning Company. T&M sent Notice of Award and Contracts to J. Fletcher Creamer & Son, Inc., and National Water Main Cleaning Company on July 28, 2021. On September 28, 2021, John Bonello issues approval of contract documents as submitted by the contractor. On October 4, 2021, T&M forwarded contract documents as executed by the contractor to the ESA for execution and distribution.
2. **Pump Station Maintenance Force Account 2021-2024 (00228):** T&M has been authorized to prepare bid specifications for the 3-year force account contracts associated with Pump Station Maintenance. The project advertisement was not placed in the paper on May 12, 2021 by the APP as requested by T&M. The ad was placed in the paper on June 3, 2021, and bids received June 30, 2021. A recommendation of award letter was provided to the ESA for consideration on July 7, 2021. The apparent low bidder is Municipal Maintenance Co. T&M sent Notice of Award and Contracts to Municipal Maintenance Co., on July 28, 2021. On September 28, 2021, John Bonello issues approval of contract documents as submitted by the contractor. On October 4, 2021, T&M forwarded contract documents as executed by the contractor to the ESA for execution and distribution.
3. **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. On October 5, 2021 T&M submitted a cost proposal for Professional Services for sanitary sewer and pump station services to design and provide CA&I services to FMERA. On October 25, 2021, Kara Kopach



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notified T&M the proposal was accepted. It remains for the ESA and FMERA to prepare an agreement allowing T&M to perform the services outlined in the proposal.

4. **Old Orchard Pump Station (00226/00229)**: 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. The ESA authorized T&M to complete the pump station improvements design at the May 11, 2021 monthly meeting. T&M anticipates completion of the design plans and bis documents on or before Friday, June 18, 2021. T&M has confirmed with the NJDEP a TWA permit for the proposed improvements is required. The time to receive the TWA permit from the NJDEP is approximately 90 calendar days. The TWA permit application was submitted to the ESA on June 14, 2021 for review and signatures. The TWA package was sent to Michael Gianforte, PE of TRWRA on July 19, 2021 for endorsement and to the NJDEP on July 26, 2021. The TWA Permit has been approved by NJDEP and sent to our office via email on September 7, 2021. On September 23, 2021 the advertisement for bid was published in the Asbury Park Press. A non-mandatory pre-bid onsite visit was scheduled for October 6, 2021. On September 27, 2021, T&M submitted a proposal to perform the necessary CA&I professional services to the ESA for consideration. Bids were received on October 27, 2021. Seventeen (17) bid packages were picked up and ten (10) bids were received and opened publicly. T&M reviewed the bid packages submitted and on November 1, 2021 recommended award of the contract to T. R. Weniger, Inc. in the amount of \$489,930.00 subject to certification of funds by the ESA and approval of the bid documents by the ESA Attorney. The Engineer's Construction Cost Estimate was \$614,590.00. On October 28, 2021, T&M emailed the ESA a copy of their revised Professional Cost proposal to perform CA&I services for board consideration. The proposal was reduced approximately \$5,000.00 from the original proposal submitted to the ESA on September 27, 2021. On October 27, 2021 a meeting was held with T&M Associates, ESA, John Bonello and Jim Cleary's office to review/discuss the easement assessment and subdivision concept plan presented to the ESA by the Old Orchard property owner. **T&M is in the process of reviewing**



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**the subdivision concept plan against the Borough Code and will prepare a report of the findings to the ESA. On December 7, 2021 T&M received the executed contracts from T.R. Weniger, Inc. and forwarded them to John Bonello, ESA Attorney for his review. John Bonello reviewed and approved the contracts. T&M will be forwarding the contracts to the ESA for execution and distribution.**

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. 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,



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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. ESA had agreed to conditionally approving the project so Phase 1 (driveway and main parking lot) work may begin. The applicant had agreed to hold off on all Phase 2 (residential and sanitary sewer) related work until NJDEP issued a TWA Permit, all required fees were posted, and ESA fully approved of the finalized plans. The TWA Permit has been approved by NJDEP. A Fourth Engineering review was completed and sent out on July 19, 2021. On September 17, 2021 T&M emailed a copy of a DRAFT agreement between the TRWRA and ESA, Tinton Falls and the Borough of Eatontown for review and comment. On October 14, 2021, T&M emailed review comments of the "DRAFT" agreement between the TRWRA and ESA, Tinton Falls and the Borough of Eatontown to the ESA. The project is currently under construction and has completed construction of the sanitary sewer main and testing of the main. We are awaiting submission of the as-built plans. **A meeting was held via conference call on November 10, 2021 between T&M, ESA, the contractor, and TRWRA to discuss the Parshall flume and answer the contractor's questions. The contractor is in the process of coordinating with TRWRA to finalize the Parshall flume submittal. It remains for the developer to pay his connection fees and inspection fees.**

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

1. **NJ Cherry Hill, LLC (Tesla Center) – 269 State Route 35 (R0750)**: An application was submitted to install a sand-oil separator on-site. A First Engineering review was completed and sent out on September 9, 2021. **A waiver request for the oil/sand separator was denied at the October 12, 2021 ESA Board meeting. A Second Engineering Review was completed and sent out on December 3, 2021.**
2. **Eatontown Mini-Mart – 128 Wyckoff Road (R0740)**: An application was submitted to renovate the existing one-story brick building into a Mini-Mart facility. The existing kitchen space will be renovated to facilitate a coffee shop serving breakfast and lunch on-site. The proposed grease lateral of the kitchen space will connect to a single new grease trap outside of the building which connects to existing sewer infrastructure on-site. A Third Engineering Review was completed and sent out on October 14, 2021 recommending approval of the application. Inspection records of the existing house trap and sanitary sewer lateral were provided on October 23, 2021.
3. **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.

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



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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. A Third Engineering review was completed identifying all project fees and sent April 21, 2021. A First Field Change Request review, identifying the final site and sanitary layout for the 4,020 square feet retail pad site, was completed and sent out on July 23, 2021. **A Second Field Change Request review, withdrawing the previous field change request, was completed and sent on November 4, 2021. The project is currently under construction but has not yet completed the sanitary sewer improvements. The exterior grease trap has been constructed.**
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. 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 (R0710/711):** The application was approved to renovate the existing one-story, 163,133 square feet, brick/masonry multi-tenant retail building by expanding the size with an approximately 13,352 square feet addition for the purpose of constructing a Target retail Store. The multi-tenant building will require a new connection to the on-site 8-inch clay sanitary sewer main via a doghouse manhole and proposed 6-inch PVC lateral measuring 455 feet. The 5,147 square feet Chick-Fil-A will require a new connection to the 455 feet PVC lateral network via saddle connection and proposed 6-inch PVC lateral measuring 945 feet. The 3,016 square feet Sleep Number will require a new connection to the 945 feet PVC lateral network via saddle connection and proposed 6-inch PVC lateral measuring 35 feet. The applicant was previously approved (R0710) in January 2021 and an amended site plan was subsequently approved in August 2021. The project is currently under construction but has not yet completed the sanitary sewer improvements.
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





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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. **Farrar 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.
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 177 units and 208 beds. The applicant proposes to construct a 10-inch sanitary sewer extension connecting into an existing manhole in Wyckoff Road (County Route 547). A Revised Third Engineering Review was completed explicitly approving a Grease Trap Application and sent out September 7, 2021. The project is currently under construction and has not completed the sanitary sewer improvements.
10. **Amended DCH Ford – 200 State Route 36 (R0601)**: The application was approved 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 (R0600) 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. Deficiency items



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remain for the original DCH Ford application (R0600) including fence realignment and manhole cover replacement. Completion of these items are a condition of approval for this application. **A pre-construction meeting was held November 9, 2021.**

11. **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. **A Fourth Engineering Review was completed and sent out on November 18, 2021, clarifying the project scope and tenants.**
12. **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 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.

Various tenants have changed since the initial application submission. At this time, the applicant is proposing a Wawa convenience store with gasoline, a Wendy's fast-food restaurant, a pad-site fast-food restaurant, and a multi-tenant building including Wingstop restaurant, PNC Bank, and additional tenants to be determined. A Fifth Engineering review was completed and sent out on September 8, 2021, issuing approval of the Wingstop grease trap application and requesting additional information from the applicant's engineer for the various tenants to confirm the proposed on-site flows. T&M is presently waiting for this information. On October 4, 2021, T&M issued a letter approval a final certificate of Occupancy for the Wawa only. This letter requires the existing Performance Bond to remain in place until As-Built plans are received & approved, and submission and acceptance of CCTV for the installed connection. The project is currently under construction and has completed the sanitary sewer main, along with sanitary sewer laterals stubbed to each outparcel building. A Sixth Engineering Review was completed and sent out on October 6, 2021, issuing approval of the Wingstop grease trap application and identifying a breakout of required fees per each tenant on-site. A Grease Trap Application Review for Wendy's was completed and issued on October 18, 2021. **A Seventh Engineering Review and Grease Trap Application Review for Panda Express was completed and sent out on November 22, 2021.**



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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  
John Bonello, Esq. (BonelloLaw@yahoo.com)

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