



ETSA-G2201

May 5, 2022

*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 2022**

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of April 2022.

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

- 2022 Sewage Collection System Rehabilitation Proposal:** A Proposal for Professional Engineering Services was submitted to the ESA on April 11, 2022. At the April 12, 2022, Monthly Meeting the ESA discussed phasing the necessary improvements over a three-year period from 2023 to 2025. The proposal is under review based on ESA comments to develop an appropriate phasing plan.
- Avenue of Memories Sewer Improvements (FMERA) (00231):** This project includes sanitary sewer gravity main and pump station replacement within the old Ft. Monmouth property. The ESA has an agreement in place with FMERA which requires FMERA to pay the design costs to T&M as outlined in T&M's 10/5/2021 proposal for Professional Services. The scope of work outlined in the T&M proposal was based on a design flow depicted in the 2018 Feasibility Study prepared by T&M based on the anticipated build out of the property as provided by FMERA in 2018. On 1/27/2022, T&M, ESA and FMERA held a virtual pre-design meeting to discuss project schedule and scope. FMERA informed everyone that the design flows will not be known until the potential redevelopers of the property present concept plans for buildout anticipated for June/July 2022. T&M and FMERA performed a pre-design visit of the project site the week in February 2022. This inspection was required prior to T&M ordering the survey, soil borings and geotechnical inspection tasks of the scope. T&M is in the process of obtaining site information for the design. **Subconsultant GENTECH has completed subsurface investigation and is in the process of preparing a final report. Field survey and base mapping has been completed by 4/29/22. A conference call held between ESA, T&M, and FMERA on 5/3/22 confirmed the maximum projected flow rate and that T&M will proceed with preparing design of the required pump station and construction cost estimate of gravity sanitary sewer main. A follow up conference call will be scheduled for the week of 5/16/22. FMERA anticipates receiving bids for development of Mega parcel by July 2022 which will confirm contributory flows for new sewer and pump station.**
- Route 35 Emergency Sanitary Sewer Replacement (00230):** On evening Friday, 1/21/22 through Sunday afternoon, 1/23/22, J Fletcher Creamer & Sons (JFC) replaced approximately 188' of existing 8" diameter ACP with new 8" PVC sanitary sewer between 2 existing manholes in the northbound traffic lanes of NJSH Route 35 near Brookwood Drive. The work was continuous from 6:30 PM on 1/21/22 through completion at 4:40 PM on 1/23/22. This work was completed under the existing 2021 - 2022 Force Account Contract between the ESA and JFC. T&M provided full



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time inspection throughout the length of the construction. Ronald Roberts from the NJDOT and Herb Volner were also present. The NJDOT is requiring the full width of Route 35 for the length of the trench be milled and overlaid with 2" surface course after a 90-day settlement period. The NJDOT is also requiring the submission of a Utility Opening Permit inclusive of all applicable fees. T&M is presently completing the application package which includes a site plan, traffic control plan and pavement restoration details. T&M submitted the Utility Opening Permit package to the NJDOT on February 9, 2022. Currently waiting on permit. T&M has received and reviewed the payment voucher from JFC. T&M requested some minor changes to the voucher and we're waiting on JFC resubmission. The approximate cost to date without final pavement milling and pavement is \$181,000.00 +/- **To date the NJDOT has not yet issued the Utility Road opening permit. The application was submitted on February 9, 2022.**

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. 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. 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. 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. 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. 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



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and subdivision concept plan presented to the ESA by the Old Orchard property owner. 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 sent the contracts to the ESA for execution and distribution on December 8, 2021. An Informal Engineering Review of the subdivision concept plan was sent to ESA on December 9, 2021. A pre-construction meeting was held on December 22, 2021. Due to excessive lead times construction is expected to commence in June/July 2022. **The contractor continues to provide shop drawings for review and approval. We are awaiting a finalized construction schedule. Catherine Kim of James Cleary's office has requested meeting be held during May 2022 to discuss the conceptual subdivision plan, scheduling is ongoing.**

5. **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 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.

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. The preliminary design prepared by T&M 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



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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. 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. 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 has submitted a revised Parshall flume submittal after coordinating with TRWRA and this is under review. **It remains for the developer to pay his connection fees and inspection fees. We are awaiting response from TRWRA on their comments regarding the revised Parshall flume submittal.**

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

1. **611 Industrial Way, LLC (APTAR) – 611 Industrial Way West (R0760)**: An application was submitted to discharge industrial waste produced from cleaning the manufacturing plant's chilled water system into the existing sanitary sewer system. A First Engineering Review was completed and sent out on February 28, 2022, and we are awaiting a reply from the applicant.
2. **Amended Monmouth Plaza Enterprises, LLC – 133 State Route 35 (R0731)**: An amended application was submitted to finalize the sanitary sewer layout for a 4,020 square feet retail pad site building. The 4,020 square feet retail pad site building will require a new connection to existing



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on-site 6-inch PVC sanitary sewer lateral. A First Engineering Review was completed and sent out on February 23, 2022, and we are awaiting a reply from the applicant.

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:

1. **NJ Cherry Hill, LLC (Tesla Center) – 269 State Route 35 (R0750)**: The application was approved to install a sand-oil separator on-site. The applicant proposes to connect to an existing 6-inch lateral. The project is currently under construction but has not yet completed the sanitary sewer improvements.
2. **Eatontown Mini-Mart – 128 Wyckoff Road (R0740)**: The application was approved 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. An inspection of the exterior grease trap was conducted by Herb Volner and approved. A Project Closeout letter was sent out on January 24, 2022. We are awaiting submission of the as-built plans.
3. **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. An amended application (R0731) for the retail pad site building has been submitted and is under review.
4. **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.

5. **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.
6. **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 completed the sanitary sewer improvements. A Metes and Bounds Review of the proposed sanitary sewer easement was completed and sent out on February 28, 2022. **The as-built plans are under review.**
7. **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 substantially complete for Phase 1 and has completed construction of the sanitary sewer main and testing of the main. Sanitary sewer laterals for Phase 2 will be constructed at a later date. Project Closeout and First As-Built Review letters were sent out on March 15, 2022. **Second As-Built Review letter was sent out on April 22, 2022 and we are awaiting a reply from the applicant.**
8. **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.



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9. **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.
10. **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 substantially complete and has completed the sanitary sewer improvements. We are awaiting submission of the as-built plans.
11. **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.
12. **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 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. The project is currently under construction and has not completed the sanitary sewer improvements.
13. **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. A First As-Built Review was



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completed and sent out on December 14, 2021, we are awaiting resubmission of the as-built plans. A First Project Inspection Closeout letter was sent out on December 14, 2021, identifying deficiencies that must be addressed prior to project closeout.

14. **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. A First CCTV Sanitary Sewer Review was sent out on December 10, 2021, identifying pipe segments which require additional cleaning prior to final acceptance. A Second CCTV Sanitary Sewer Review was sent out on January 20, 2022. **We are coordinating with the developer to make the recommended repairs and additional inspections.**





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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 (hveatontownsa@comcast.net)  
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