



ETSA-G2301

June 7, 2023

*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 – May 2023**

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of May 2023.

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

1. **2022 Sewage Collection System Rehabilitation Proposal:** T&M received resolution 2022-11-05 to solicit bids for the 2023 Sewage Collection System Rehabilitation – Phase 1. T&M is presently scheduling the design work as outlined by our proposal. **T&M is preparing the plans and specifications. ESA is currently performing video inspection work on South Street and Lewis Street and intends to be completed with Lewis Street in the middle of June.**
2. **Old Deal Road and Deep Woods PS Generator Replacement (00233):** Pre-construction meeting held with the Authority and Contractor on January 13; Notice to Proceed issued. Generator and Automatic Transfer Switch shop drawing submittals reviewed and approved. Lead time for Generators is approximately 1 year. On March 29, 2023, T&M Associates and LaManna Electric met on site with NJ Natural Gas to coordinate Natural Gas installation for the two pump stations/Generators. Active construction activities will occur in Fall 2023 upon approaching the delivery date of the Generators. **No change.**
3. **Asset Management Plan (00232):** A complete draft report was submitted December 23, 2022, with a revised report clarifying page numbers submitted on December 27, 2022. We received minor comments from ESA in January. T&M has updated and finalized the GIS Map in February. A meeting was held on March 8, 2023 to review the report. T&M has revised the report based on updated pump station info from ESA on April 3, 2023. The GIS map was finalized and converted to the final deliverable formats and final package has been sent to ESA through FTP site on May 5, 2023. **No change.**
4. **Avenue of Memories Sewer Improvements (FMERA) (00231):** T&M has followed up with FMERA regarding the status the review of conceptual design plans for the station with Netflix. FMERA has scheduled a meeting with Netflix for April 17 at 1:30PM. On April 17, 2023, T&M attended the meeting with FMERA, ETSA and Netflix to discuss the proposed sewer and pump station location. A copy of the proposed gravity sewer and pump station plans were forward to the Netflix site design engineer to review with the proposed site development plan. **There have been no action items this month. T&M is waiting to hear back from FMERA and Netflix regarding the proposed sewer improvements.**
5. **Old Orchard Pump Station (00226/00229):** The pump station concrete structure installation including the gravity sewer connection and force main connection is completed as of 3/2/23. The



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majority of the steel sheeting at the contractor's request will be left in place at no extra cost to ESA. The onsite excavated material is unsuitable for backfill and imported Dense Graded Aggregate (DGA) will be used for backfilling. The contractor submitted a construction time completion extension request at no extra cost to the owner indicating the contract to be completed as of 3/31/23. The approval of the construction time completion extension will be handled through the upcoming Change Order No.1. Installation of the new Pump Station including pumps piping and electrical controls was completed in accordance with the construction schedule. Start-up of the new Pump Station was successfully completed on March 9, 2023, and since the station is online and operates normally. The old PS was decommissioned and abandoned and all site improvements are completed as well. On April 14, 2023, the contractor repaired the the existing ATS and successfully completed the ATS startup. All punch list items have been addressed. The contractor submitted a final pay request No.4 and a final Change Order that is currently being processed. All closure documents have been submitted by the contractor except the 2 Year Maintenance Bond. **The final payment No.4 will be released for the Maintenance Bond and the contract will be closed. The maintenance bond was received and reviewed by T&M. A letter recommending the bond acceptance and the final payment No.4 release in exchange for the Maintenance Bond was sent to the Authority on June 6, 2023. The letter also includes recommendations to close the Old Orchard Pump Station contract w/ TR Weniger.**

6. **Fort Monmouth Easement Retracement (00227):** 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. T&M made minor corrections to the survey as requested by FMERA on January 31<sup>st</sup>. **No change.**
- B. The following is the status of Fort Monmouth Economic Revitalization Authority (FMERA) projects in progress:
1. **Liberty Point Residential Development – Fort Monmouth Howard Commons – Pinebrook Road (R0800):** T&M prepared a review memo dated March 6, 2023 that provided comments to the information provided by the developer. Based on our review, we recommended the applicant prepare a formal application to the ESA in accordance with the ESA Rules & Regulations.
  2. **Fort Monmouth, Sun Eagles – 2000 Lowther Drive (R0590):** A sketch remains to be submitted to T&M for review of the phasing breakdown. Contractor has sent the SCADA pack to TRWRA for calibration and once returned the contractor will prepare a schedule for the parshall flume construction. T&M was advised by Two Rivers that the Vega pack was submitted however the SCADA pack was never sent to them for calibration by Martelli Development Group. T&M was advised by Mike Dailey of Martelli Development Group that he's reached out to Neil Systems for status of this submission and we're waiting for a response. Martelli Development Group has submitted an escrow check in the amount of \$39,011.49 to ESA on May 2, 2013. **T&M has contacted Mike Dailey on June 6, 2023 to confirm delivery of the SCADA to Two Rivers and are awaiting response.**
  3. **Wilson Avenue Sanitary Sewer Rehabilitation (00234):** T&M has reviewed the preliminary design drawings for the Wilson Ave Sanitary Sewer Extension for FMERA, as prepared by Susan



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S. Brasefield, PE of Colliers Engineering & Design dated 02/14/2023 consisting of nine (9) sheets. T&M sent a review letter and plans to Ted Lewis through email dated 03/02/2023. FMERA and the ESA will enter into a Memorandum of Understanding (MOU) whereby, FMERA will pay all construction and CA&I costs for this project and ESA will take over its ownership and maintenance post construction. Once the revised drawings by Colliers Engineering & Design are approved, T&M will provide a proposal to ESA to prepare the bid contracts (front end & technical specifications per ESA requirements), advertise, bid, award the contract and perform the construction services (administration from NTP to close out & construction observation). The T&M proposal must be prepared and submitted to the ESA on or before April 21, 2023 in order to be reviewed, considered and authorized by the ESA at their May 9, 2023 monthly meeting. Due to the existence of Eagles & Osprey in close proximity to the project location, construction is limited to occur between September 1, 2023 and December 31, 2023. The construction documents must be completed and ready for advertisement in late May or early June, 2023, with a bid opening of June 28, 2023 and an award by ESA at their July 11, 2023 monthly meeting. T&M has submitted a proposal to ESA to prepare the bid contracts, advertise, bid, award the contract, and perform construction services. It is anticipated that the proposal will be approved during the next ESA public meeting. In addition, T&M will be tasked to submit an NJDEP TWA permit application per updates to the Memorandum of Understanding (MOU). The NJDEP TWA permit review and approval process will run simultaneously with the bidding process. **T&M is currently reviewing the TWA application by Colliers and will coordinate signatures between Colliers, ESA, and Two Rivers prior to submitting the application package to NJDEP. Ted Lewis signed the MOU on June 5, 2023. T&M to prepare front end contracts and put together bid documents for advertisement per proposal. Award of project shall be subject to receipt of TWA permit. TWA permits typically take 4 to 6 months. The timing of the permit could negatively impact construction completion deadline of December 31, 2023.**

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

1. **DCH Kay Honda – 200 State Route 36 (R0780):** A First Engineering Review was completed and sent out on September 12, 2022. ESA as-built information was sent to the site engineer on October 27, 2022, to support their revised plan preparation.
2. **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.
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.



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4. **B&B Party Rentals, LLC – 375 South Street (R0810)**: An application was submitted to install a grease interceptor. The application submitted by the applicant is incomplete and needs to be resubmitted with all relevant sections duly filled. T&M has submitted the first engineering review on April 10, 2023.

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

1. **Eatontown Parker Road Developers, LLC – 241-245 State Route 35 (R0790)**: The application was approved to construct a one-story 3,500 square feet, ambulatory health care facility by City MD Urgent Care. The health care facility will require a re-connection to the existing on-site 4-inch PVC sanitary sewer lateral. The project is currently under construction and has completed the sanitary sewer improvements. We are awaiting submission of as-builts.
2. **246 Industrial, LLC (GSVS Veterinary Hospital) – 246 Industrial Way West (R0770)**: The application was approved to convert a 53,398 square feet portion of the existing one-story, 200,851 square feet, commercial office/warehouse building into a veterinary hospital and construct an exterior dog run courtyard along with minor site and utility improvements. The facility will require a re-connection to the existing on-site 6-inch PVC sanitary sewer lateral. The project is currently under construction and has completed the sanitary sewer improvements. We are awaiting submission of as-builts.
3. **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 via a sand-oil separator. The project is substantially complete and has completed the sanitary sewer improvements. A First Project Closeout letter was sent out on May 26, 2022. A First As-Built Plan Review was completed and sent out on October 6, 2022.
4. **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. As-Built Plan Review and Second Project Closeout letters were sent out on December 21, 2022.
5. **Monmouth Plaza Enterprises, LLC – 133 State Route 35 (R0730/0731)**: A First Project Closeout letter was sent out on July 26, 2022, for the original application. We are awaiting completion of the amended plan's sanitary sewer improvements and submission of the as-built plans.
6. **Eatontown 36, LLC – 50-70 State Route 35 (R0710/0711)**: The project is currently under construction and has completed the sanitary sewer improvements for the entire project. Second As-Built Plan Review and Project Closeout letters were sent out on December 6, 2022.



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7. **Monmouth Mall Redevelopment – Monmouth Medical Pavilion – 180 State Route 35 (R0690):** Third As-Built Plan Review letter was sent out on May 17, 2022. A Second Project Inspection Closeout letter was sent out on September 19, 2022.
  8. **Monmouth Mall Redevelopment – Winter Garden and Restaurant Pad – 180 State Route 35 (R0680):** The project has not yet begun construction.
  9. **Farrah Enterprises, LLC – 49 – 51 Victor Place (R0670):** 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 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 project is currently under construction and has completed the sanitary sewer improvements. We are awaiting submission of the as-built plans.
  12. **Amended Electronic Concepts, LLC – 526 Industrial Way West (R0621):** We are in the process of reviewing the CCTV video and inspection report of the Shark River Road improvements and awaiting submission of the as-built plans.
  13. **Amended DCH Ford – 200 State Route 36 (R0601):** First As-Built Plan Review and Project Closeout Inspection letters were sent out on November 15, 2022.
  14. **Commercial Plaza 35, LLC (Eatontown Shopping Center-Block 3801, Lots 21 and 22) – 315 State Route 35 (R0290):** Second Project Closeout and As-Built Review letters were sent out on August 23, 2022. An Eighth Engineering Review letter was sent out on August 30, 2022, breaking down the EDU's of each building and tenant. ESA had inspected and approved the Fumiya Sushi grease trap on September 26, 2022. A Fumiya Sushi Project Closeout letter was sent out on November 2, 2022.
  15. **Fidelity Eatontown – 141 State Route 35 (R0190):** A Certificate of Occupancy letter was issued for Wendy's and Wingstop on September 13, 2022. A Certificate of Occupancy letter was issued for PNC Bank and Wild Fork on October 4, 2022.
- E. Other Inquiries
1. **30 Main Street:** Gary Schecher or Cross Builders LLC called T&M to seek direction on an 8" sanitary line that is running through property that he plans to develop on. T&M has forwarded the inquiry request to Ted Lewis on March 28, 2023. John Bonello's (ESA Lawyer) office is currently looking into easement records on the 8" sanitary line.

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



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Very truly yours,

T&M ASSOCIATES

RUCHIT PATEL, P.E., C.M.E.

*On behalf of:*

STEPHEN J. SCHREIBER, P.E., C.M.E.

EATONTOWN SEWERAGE AUTHORITY  
ENGINEER

SJS:RSP

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