



ETSA-G2301

August 3, 2023

Via E-Mail : info@theesa.org

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

Re: Engineer's Status Report – July 2023

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of July 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 completed draft construction documents and recently completed the review of the provided CCTV inspection videos. **T&M has completed revisions and will submit updated plans to the Authority for review during the first week of August.**
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. **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. T&M is waiting to hear back from FMERA and Netflix regarding the proposed sewer improvements. **No change.**
4. **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 31st. **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



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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. **TRWRA has received the SCADA pack in late June and is having their I&C Engineer calibrate it.**

Wilson Avenue Sanitary Sewer Rehabilitation (00236): T&M has reviewed the preliminary design drawings for the Wilson Ave Sanitary Sewer Extension for FMERA, as prepared by Susan 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. 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. **On July 19, 2023, bids were opened, and 5 bids were received. The apparent low bidder was James R. Ientile, Inc., Marlboro, NJ in the amount of \$626,154.00. On July 19, 2023, T&M provided the ESA with a letter recommending award of the project to James R. Ientile, Inc. Also, on July 19, 2023, James R. Ientile, Inc., provided a letter to the ESA requesting to withdraw their bid due to computational errors in their costs which failed to properly account for**



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dewatering and borrow excavation. The ESA Attorney is presently reviewing the possibility of accessing a penalty against James R. Ientile, Inc. to withdrawal. On July 28, 2023, T&M provided a revised letter of recommendation to award to the second lowest bidder, Earle Asphalt Company, Farmingdale, NJ in the amount of \$798,613.13, subject to approval by the ESA Attorney and certification of funding. The award amount to Earle Asphalt Company, if accepted by the ESA will require an amendment to the existing MOU between ESA and FMERA. On July 15, 2023, the NJDEP sent the approved TWA permit to ESA. The approval is valid for a period of two (2) years from the issuance date.

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.
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. The applicant has resubmitted a hardcopy submittal to the ESA on July 3, 2023. **T&M has sent the third and final engineering review to ESA and the applicant on August 1, 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.



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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. **The applicant had submitted a grease interceptor application that was not originally included in the August 2021 application to ESA. T&M has returned the second and final engineering review on July 10, 2023.**
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.



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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. **The applicant has submitted as-built plans on August 1, 2023 and T&M has returned the first engineering review letter on the same day.**
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 FumiYama Sushi grease trap on September 26, 2022. A FumiYama 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.
2. **Will Serve Request – Water Service Monmouth Square – Block 2201, Lots 1, 2, 3, 4, & 5**: We received a will serve request for new sanitary sewer service by Langan on behalf of Monmouth Mall, LLC. The proposed mixed use development will consist of 891,348 sf of retail, 111,000 sf of medical offices, and 1,000 apartment style units. T&M is currently reviewing this request.



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

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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