



ETSA-G2301

February 8, 2024
Via E-Mail : info@theesa.org

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

Re: Engineer's Status Report – January 2024

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of January 2024.

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 is finishing the bid schedule and preparing for bid.**
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. **The Contractor has delivered one (1) generator and is still awaiting the second.**
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. A follow-up meeting was held on Friday, December 1, 2023 to discuss the most recent concept plans and to determine next steps. Based on the meeting Langan will prepared a location and site plan for the proposed ESA pump station which will be designed by T&M. Follow-up meetings will be scheduled as the design progresses. **T&M to follow-up with Langan and progress pump station design plans for incorporation into their site improvements.**

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. T&M has sent ESA and the applicant the first engineering review letter on October 3, 2023. T&M has prepared a second review letter and have included provisions for additional downstream evaluation. A meeting is scheduled for Thursday, December 7, 2023 with the Applicant to review the latest comments. T&M has prepared a third review and coordinated with the Applicant for the completion of a flow metering study downstream of the proposed improvements to ensure that the existing infrastructure has sufficient capacity to convey the projected flows. The Authority will be executing the TWA application for the proposed on-site improvements and pump station upgrades. The Applicant has requested a cost sharing for the off-site improvements necessary in the collection system. This should be discussed with the Commissioners once the full potential cost of the improvements are defined. Sample easement language was approved by the ESA Attorney. **No change. T&M is still waiting on the flow metering study to be completed in mid February.**

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. **No change. T&M has reached out to TRWRA for a status update.**
3. **Wilson Avenue Sanitary Sewer Rehabilitation (00236)**: A pre-construction meeting was held on August 31st, 2023. T&M has sent the original contract books and Notice to Proceed to Earle Asphalt Company on September 6, 2023 with a Notice to Proceed date of September 11, 2023. The Contractor has submitted shop drawings for manholes and T&M returned review on September 6, 2023. The project is substantially complete. All sanitary sewer mains and laterals have been installed and the Monmouth County DPW is currently connected to the ESA system. The Contractor has submitted Payment Request No. 3 and the Change Order for drainage system repairs. T&M is currently coordinating with FMERA and the Contractor to schedule the final restoration. The Contractor completed the final restoration efforts. The final payment application and final change order is being prepared for submission. The construction costs ended up coming in about 3% higher than the award with the MOU incorporating a 10% contingency to cover such overages. T&M will coordinate with Monmouth County DPW to setup an account. **T&M is waiting on the Contractor's final as-built drawings. T&M is holding payment until receipt.**



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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. 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.
5. **Monmouth Plaza Enterprises, LLC – 133 NJSH Route 35 (R0731)**: An amended application was submitted for the above referenced project on December 8, 2023. **T&M has completed a review of the application and provided comments on January 18, 2024.**

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

1. **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.
2. **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.



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3. **Monmouth Mall Redevelopment – Winter Garden and Restaurant Pad – 180 State Route 35 (R0680)**: The project has not yet begun construction.
4. **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.
5. **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.

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. 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. **T&M shall follow-up with the Authority Attorney.**
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.**
3. **New Jersey Bill No. 4118**: This bill will prohibit sewerage authorities from imposing connection fees in certain circumstances. In this case, prohibit connection fees upon the owner or occupant of a property that is being redeveloped if the property has been connected to the sewer system for 20 or more years.

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.

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cc: Theodore Lewis, Executive Director
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