



| YOUR GOALS. OUR MISSION.

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

Re: Engineer's Status Report – October 2024

Dear Commissioners:

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

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

1. **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. On May 30th, a virtual meeting was held by FMERA to discuss to status of the Avenue of Memories Sanitary Pumping Station project. Meeting minutes were forwarded to ESA summarizing the expected timeline by the Langan and TCC Northwest. On June 27, 2024, Langan has submitted a conceptual layout plan and sewer projections to be referenced in T&M's pump station design. T&M is currently working on the pump station design and drawings. T&M will hold a concept meeting with the Authority in early November 2024.
2. **Renewal of Emergency Contracts (00238)**: T&M has prepared three distinct contracts per the request of the Authority: Pump Station Maintenance, the Emergency Response Repairs to Sanitary Sewer Connections and Mains, and the Emergency Response Repairs for Sanitary Sewer Cleaning. Draft versions of these contracts were submitted to the Authority for review on November 6, 2024.

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. 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



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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. A meeting was held on March 13th to discuss the applicant's flow study and a site meeting was held on March 25th to review expectations of site repairs required along Applebey Road and Clinton Ave. T&M has provided the applicant with a sanitary sewer model that summarizes recommended improvements required to accommodate future flows from the proposed development. ESA is awaiting feedback from the applicant. ESA has signed a TWA application for the applicant and is awaiting review comments from NJDEP. On May 23rd, a meeting was held between the Township, ESA, and T&M to discuss the status of the project and required downstream analysis improvements. An in-person meeting was held on June 11th between FMERA, ESA, the Township, Lennar, Dynamic Engineering, and T&M to discuss the project status. The ESA has requested that the applicant submit a draft Developer's Agreement to perform the downstream improvements along Grant Avenue and the sanitary sewer rehabilitation between MH-688 to MH-651. Lennar's Engineer has agreed to our flow contribution estimate for the additional downstream flow - Liberty Pointe will contribute approximately 36.76% (83,435 GPD) and Monmouth Square will contribute approximately 63.24% (143,519 GPD) of the additional downstream flow. The Applicant is revising the draft Developer Agreement per comments by Eatontown Sewerage Authority. The Applicant has submitted a revised Developer Agreement for review with ESA. On October 18, 2024, a meeting was held at FMERA to discuss the final comments on the Developer Agreement. The ESA, Lennar, and FMERA came to agreement to have the downstream improvements completed prior to the substantial completion of the future development. Lennar has revised the Developer Agreement for ESA's final review and acceptance at the next public meeting.

- 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. T&M has requested and update from Dennis Galvin of TRWRA through phone and email. T&M and Martelli Development Group are waiting to receive the status of the calibrated SCADA pack from TRWRA. Martelli Development Group has received the calibrated SCADA pack from TRWRA and is currently having the integrator configure it for radio signal capability, per request by TRWRA. The ESA Superintendent performed an inspection of the finished Parshall Flume Meter Vault. The Developer is has submitted as-builts for the clubhouse and T&M has submitted an approval and close-out recommendation on October 29, 2024.



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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. The applicant has submitted revised drawings and engineering report and has indicated that the project has been constructed. T&M has provided a Second Engineering Review Letter based on the latest submission.
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. **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. T&M has completed the fourth engineering review and provided comments on June 2, 2024.
5. **Monmouth Square – Block 2201, Lots 1.01, 1.02, 2, 3, 4, & 5/ Block 2202, Lot 1 (R0840):** An application was submitted for the construction of mixed use development including retail, medical offices, and residential units at the Monmouth Mall site. A First Engineering Review was completed and sent out on February 27, 2024. A Second Engineering Review was sent on March 29, 2024. The applicant has coordinated TWA application signatures from ESA. T&M has provided the applicant with a sanitary sewer model that summarizes recommended improvements required to accommodate future flows from the proposed development. ESA is awaiting feedback from the applicant. ESA has signed a TWA application for the applicant and is awaiting review comments from NJDEP. The applicant has submitted CCTV inspection reports on June 17, 2024. The applicant has submitted flow study results on August 1st, 2024. The applicant has replenished their escrow balance on September 6, 2024. T&M has submitted a third engineering review on October 4, 2024.
6. **Surrey Equities, LLC – Block 2701, Lots 53, 60, 66, & 69 (R0850):** An application was submitted for the construction of mixed use development including an auto-dealership, car wash, self-storage, and residential units at the Old Orchard Golf Course/County Club site. T&M is performing the first engineering review. T&M has submitted the first engineering review on July 12, 2024. No Change.



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7. **Monmouth Mall Barnes & Noble-- Block 2201, Lot 1.02 (R0860):** An application was submitted for a Grease Interceptor at 180 NJ 35 for the use in a coffee shop within a Barnes and Nobles store. T&M has submitted the first engineering review on September 16, 2024. T&M has submitted the second engineering review on October 9, 2024.
8. **36 Monmouth Plaza, LLC -- Block 2902, Lot 3 (R0870):** An application was submitted for the retail expansion of an existing building on 90-92 NJ-36. T&M has submitted the first engineering review on October 2, 2024 and the second engineering review on October 14, 2024.

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

1. **Monmouth Mall Redevelopment -- Winter Garden and Restaurant Pad -- 180 State Route 35 (R0680):** The project has not yet begun construction.
2. **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.
3. **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.

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

**cc: Robert Villee, Executive Director
Christopher Muccie, (cmuccie@theesa.org)
John Bonello, Esq. (BonelloLaw@yahoo.com)
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YOUR GOALS. OUR MISSION.

ETSAOH-24002
November 7, 2024
Via Email

Mr. Robert Villée, Executive Director
Eatontown Sewerage Authority
Municipal Building
47 Broad Street
Eatontown, NJ 07724

**Re: Proposal for Professional Engineering Services
Cliffwood Ave Sewer Replacement
Eatontown Sewerage Authority**

Dear Mr. Villée,

T&M Associates is pleased to present this Proposal for Professional Services related to performing engineering design and construction administration services for the sewer main replacement on Cliffwood Ave. This proposal presents our understanding of the scope of services necessary to perform these services.

PROJECT UNDERSTANDING

As outlined in T&M's Technical Memorandum, dated April 17, 2024, titled "Sewer Capacity Analysis from South Street to Throckmorton Avenue," approximately 464 linear feet of the 20-inch sewer main along Cliffwood Avenue will not have sufficient capacity to accommodate the projected flows from future developments in Eatontown. It has been determined that the sewer segment between MH-95G and MH-95C, which currently consists of a 20-inch A.C.P. pipe, will need to be upgraded to a 24-inch PVC pipe. It is our understanding the Utility is seeking an engineer to create technical bid documents, assist with the project bidding, and oversee the construction work involved with locating and replacing the sewer main.

SCOPE OF SERVICES

In order to accomplish the Authority's objectives, T&M proposes the following scope of services for the evaluation:

Task 1 – Project Kickoff, Survey, Geotechnical Borings & Base Mapping

- T&M will attend a kick-off meeting with the Authority to review the project intent prior to design.
- T&M will also coordinate with all the utility companies to obtain existing utility information for the design drawings.
- A survey will be conducted through a surveying subconsultant.
- Geotechnical borings will be conducted through a geotechnical subconsultant.

Task 2 - Design and Bidding Services

- Construction Drawings:
 - T&M will utilize a topographical survey as the base mapping for creating construction drawings.
 - The anticipated drawings for the Cliffwood Avenue Sewer Main Replacement project shall include Index of Sheets (legend, symbols and abbreviations), plan and profile views of the demolition and pipe replacements along Cliffwood Avenue, and Construction Details.



- Our proposal assumes that the design will not require a by-pass and that there is enough room in the street to install the new main next to the existing. Should a bypass be required, additional fee will be required for the bypass system design.
- **Technical Specifications:**
 - Technical Specifications, including Front End documents, will be prepared to be utilized by the Contractor selected through the open public bidding process. If the Authority makes the decision to go through the I-Bank T&M will insert all pertinent language into the specifications.
- **Permits/NJDEP Coordination**
 - T&M will coordinate with the NJDEP for any permits required as a Treatment Works Approval will be required to replace the 20-inch sewer with a 24-inch sewer pipe.
- **Final Design and Bidding Services**
 - T&M will prepare a construction cost estimate and meet with the Utility to finalize the design documents.
 - T&M will attend the bid opening, review bids for completeness, compliance with bid requirements and statutes, and prepare a recommendation letter for award or rejection of the bids.

Task 4 – Permitting and Environmental Due Diligence

- This scope of services is a general description of Due Diligence Services for the due diligence of a property near Husky Brook in the Borough of Eatontown, NJ. This scope excludes NJDEP Division of Land Resource Protection (DLRP) Permits. Upon completion of the due diligence services, if it is determined that NJDEP DLRP permits are required, T&M will prepare a separate proposal for the services. If the project involves any impacts to regulated areas, regulatory review of the proposed project is under the jurisdiction of the NJDEP Division of Land Resource Protection (DLRP). T&M will adhere to the NJDEP's regulatory requirements. In order to determine if the project requires any permits, T&M will complete the following tasks:
- **Wetland and Top of Bank Investigation** includes the field reconnaissance to investigate if there are Streams or wetland habitats within 150 feet of the project limits. The wetlands and state open waters located onsite and within 150 feet of the site will be delineated pursuant to NJDEP criteria and in accordance with the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989), the method currently accepted by the NJDEP Land Use Regulation Program. This includes an analysis of the soil with a hand-held auger, signs of hydrology and review of hydrophytic vegetation onsite. The resultant wetland delineation will be located and plotted on the existing conditions survey or available NJDEP aerial mapping using Global Positioning System (GPS) equipment. The information taken during the wetland delineation will be compiled into a field book and used for the Environmental Due Diligence Memo and any future permit applications.
- **Environmental Permit Analysis/Due Diligence Report/GIS Maps** Upon completion of the wetland and open waters investigation, if there are wetlands, State open waters or Wetland Buffers onsite that will be impacted, T&M will prepare an Environmental Due Diligence report memo that describes the findings of the field work and GIS research. The report will also include a regulatory/permitting recommendation section which will outline the various regulations and the required permits if there is disturbance to the regulated areas. T&M will utilize NJDEP GIS data to determine if the site is encumbered by floodplains, Threatened or Endangered species, groundwater contamination, Known Contaminated sites (KCSL), historic resources, Tidelands and CAFRA/Waterfront Development, Natural Heritage Sites, or any other environmental constraints. The report will also include GIS Maps, FEMA Flood Maps, color photographs, field notes and information related to the wetland investigation.
- T&M will coordinate with the NJDEP for any permits required as a Treatment Works Approval will be required to replace the 20-inch sewer with a 24-inch sewer pipe.



Task 4 - Construction Administration & Construction Observation

- Upon award of the construction contract to the lowest responsible bidder, T&M will provide construction administration services for the anticipated construction period of 2 months.
- Upon the completion and approval of the contractor, by the purchasing department, T&M will conduct a pre-construction meeting with the contractor, the Utility, impacted Authority Departments, and all affected permitting agencies and utilities. Minutes of the meeting will be prepared and distributed to all attendees.
- T&M will provide a full-time construction representative to observe the work during the active construction period, which is anticipated to be eight (8) hours per day, over the construction period.
- Part-time inspection will be provided during the contractor's preliminary preparations and after completion of construction to follow up on testing, site restoration and punchlist items.
- The on-site representative will observe construction activities and prepare daily reports to document the contractor's effort, manpower, equipment, materials, pay items installed and note any occurrences or conditions which affect the project.
- Our construction representative will review all correspondence from the contractor and prepare a response to ensure that the project proceeds as intended in the contract documents.
- Office staff will review shop drawings submittals, manufacturer's data, catalog cuts with the contractor and prepare and provide appropriate review and responses with copies to the Utility.
- Process payment requests from the contractor will be reviewed and, upon approval, certified and submitted to the Utility's purchasing department.
- Finally, our construction representative will be using a tablet for real-time data collection in the field. As required in the lead service replacement plan, provisions will be added to all water main replacement projects to note the discovery of lead service lines. The existing service material and length of service replacement, if any, will be recorded and automatically uploaded into GIS. This allows us to follow strict data validation and control routines which maintains a high level of data integrity and reduces data entry errors.



EXEMPTIONS

The following services are specifically excluded from this scope of services and fee estimate:

1. Design of Traffic Control Detour Plans.
2. Conceptual By-Pass Design.
3. Permitting fees.
4. Freshwater Wetland Individual Permit, Transition Area Waiver, and General Permit Application.
5. This proposal excludes a Freshwater Wetlands Letter of Interpretation.
6. This proposal excludes a Flood Hazard Area (FHA) GP or IP and Verification.
7. This proposal excludes Threatened and Endangered Species Survey and cultural resource survey.

SCHEDULE AND FEE ESTIMATE

T&M's fee for providing the design, bidding and CA&I for this project is **\$132,500.00**. All work will be billed according to the schedule of rates included in T&M's 2024 Contract with the Authority. This cost proposal assumes that the Authority will provide any necessary uniformed traffic control officers and that those costs will be paid directly by the Authority. The cost proposal also assumes that the Authority will assist with traffic control as needed around the project site.

T&M will provide all engineering services outlined in this proposal on a not-to-exceed fee basis. Costs to complete each task and total engineering costs are as follows:

Phase	Description	Proposed Fee
Task 1	Kickoff, Survey, Geotechnical Borings, & Base Mapping	\$37,000
Task 2	Design & Bidding Services	\$25,000
Task 3	Permits and Environmental Due Diligence	\$17,500
Task 4	Construction Administration & Construction Observation	\$53,000
Total		\$132,500

Our office is prepared to begin work upon approval from the Authority.

If you have any further questions, please contact our office.

Very truly yours,

T&M ASSOCIATES

RUCHIT S. PATEL, P.E.
PRINCIPAL ENGINEER

SJS:RSP



cc: Authority Commissioners

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F.M.E.R.A.
FORT MONMOUTH ECONOMIC
REVITALIZATION AUTHORITY
 PO BOX 267
 OCEANPORT, NJ 07757



Wells Fargo Bank, N.A.

014128

11-24/1210

10/28/2024

PAY TO THE
 ORDER OF

Eatontown Sewerage Authority

\$ **24,980.00

Twenty-Four Thousand Nine Hundred Eighty and 00/100***** DOLLARS

Municipal Building
 47 Broad Street
 Eatontown, NJ 07724-1592

MEMO

Connection Fees for 20 Supportive Housing Units :

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