



| YOUR GOALS. OUR MISSION.

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

**Re: Engineer's Status Report – August 2024**

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of August 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. The Bid was awarded to National Water Main Cleaning Co. The pre-construction meeting was held on May 8, 2024. The Contract was executed by ESA and the Notice to Proceed is June 3, 2024. T&M has returned and approved the Contractor's initial submittals. The Contractor started working on June 17<sup>th</sup> and has completed the first task of CCTV inspection of the existing sewer lines and manholes. A report was submitted and is being reviewed by T&M. **The Contractor has completed work and is in process to submit their payment package. CCTV reports and videos of the work has been submitted for review by ESA and T&M.**
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 the second generator to site and is ready to begin installation. The Contractor has submitted a request for a change order, totaling \$6,100.00, to cover an extended length of underground gas piping than shown in the original contract drawings. T&M finds the change order request reasonable and recommends using funds from the General Allowance Item. ESA has approved this change order request to be used from the General Allowance Item. Construction has been completed on June 4<sup>th</sup>, 2024. The Contractor is preparing closeout documents for our review and approval. **The Contractor submitted their final pay certification to the ESA.**
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



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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 30<sup>th</sup>, 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.**

**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 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 13<sup>th</sup> to discuss the applicant's flow study and a site meeting was held on March 25<sup>th</sup> 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 23<sup>rd</sup>, 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 11<sup>th</sup> 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.**
- 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



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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 an 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 SCADA pack is expected to be functional in early May. **No Change.**

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.



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from NJDEP. The applicant has submitted CCTV inspection reports on June 17, 2024. The applicant has submitted flow study results on August 1<sup>st</sup>, 2024. **The applicant has been notified that the escrow balance is currently insufficient.**

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.**

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. **Farrar 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.

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.

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: Theodore Lewis, Executive Director  
Christopher Muccie, (cmuccie@theesa.org)



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