



| YOUR GOALS. OUR MISSION.

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

Re: Engineer's Status Report – June 2025

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of June 2025.

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 is progressing with the design in coordination with the Authority. The ESA and T&M met with the Developer and the Langan to discuss the status of the project on April 17th. Langan provided T&M with updated sewer demand calculations to be referenced in T&M's pump station design. Langan has provided T&M with the latest grading plans on May 30th, 2025. **T&M is progressing with the Pump Station Design.**
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. The bids were advertised on November 29th and opened on December 10th, 2024 at the Eatontown Council Meeting Room. The Authority has passed resolution no. 2025-03-04 to modify the contract terms to two (2) years. **No change.**
3. **Old Orchard Pump Station (00229):** The Authority is preparing the Change Order to the Contractor to resolve the drainage issues at the pump station. The work is estimated to begin in Spring 2025. **No change.**
4. **Cliffwood Avenue Sewer Improvements (00239):** T&M has began the preliminary investigation and design of the new sewer replacement on Cliffwood Ave. **T&M is preparing the design and permitting documents.**



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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 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. T&M has sent the second engineering review of the applicant's design of the Grant Avenue off-site improvements on December 4th, 2024 and a final engineering review on December 14th, 2024. T&M has submitted a revised fourth engineering review on April 1st, 2025 noting the revised connection fee. **No Change.**

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



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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 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 ESA Superintendent performed an inspection of the finished Parshall Flume Meter Vault. The Developer has submitted as-builts for the clubhouse and T&M has submitted an approval and close-out recommendation on October 29, 2024. **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. **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. T&M has submitted a fourth engineering review on November 19th, 2024. T&M sent the applicant a notice regarding the necessary downstream improvements required to accommodate the new development on December 5th, 2024. The applicant is preparing a draft Developer Agreement for review by the Authority detailing the work required. T&M has submitted a revised fourth engineering review on March 19, 2025 noting the revised connection fee. On April 3rd, ESA and T&M met with representatives from Kushner and Langan to discuss the status of the project and sewer related approvals. ESA will be included in the weekly look-ahead correspondence; confirmation of the appropriate recipients is requested. The Developer's Agreement between ESA and Kushner remains to be finalized. Kushner is to provide ESA with the square footage of the retail space that has been or will be demolished, as well as a detailed phasing plan for the project. An escrow account for operating expenses must be established—while Kushner has indicated that



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funds have been transmitted, ESA's accounting records do not currently reflect receipt. ESA has not received the required application or connection fees, nor has it received updated plans or submittals, which are necessary to be incorporated into the approval workflow prior to township review and approval. Township approval itself has also not yet been received. Upon receipt of the Inspection Fee and Initial Application Fee by Kushner, the Contractor continued sewer construction on May 5th. T&M is providing Inspection services on behalf of the ESA. **No change.**

3. **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. The applicant has submitted revised drawings, reports, and calculation to the Authority in February and March 2025. T&M has submitted the third engineering review on March 3, 2025. The Applicant's Engineer has provided the ESA with the TWA application for their signature. The Applicant submitted update drawings and plans on March 28th and is currently being reviewed by T&M. The applicant has been notified by the ESA and T&M that a Developer Agreement will need to be formalized before ESA can sign the TWA application. **The Executive Director, Rob Villee, has signed the TWA application. T&M has submitted the fourth engineering review on June 2nd, 2025.**
4. **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. **T&M is awaiting final as-builts from the applicant to recommend a project close out.**
5. **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. **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. **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.



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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.
EATONTOWN SEWERAGE AUTHORITY ENGINEER

cc: Robert Villee, Executive Director
Christopher Muccie, (cmuccie@theesa.org)



ETSA-R0880

June 24, 2025

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

(via e-mail)

**Re: Big City Sandwiches
115 Hwy 35N Unit 4
Block 1304, Lot 26
Project Closeout Letter**

Dear Mr. Villée

The applicant has installed a Grease Interceptor on Block 1304, Lot 26, at 115 Highway 35N Unit 4 for a Delicatessen. The applicant has satisfactorily completed all work associated with the installation of the Grease Interceptor on its property. At this time, T&M has no objection to acceptance of these facilities by the ESA and recommends closeout of the above referenced project.

Very truly yours,

T&M ASSOCIATES

RUCHIT S. PATEL, P.E.
EATONTOWN SEWERAGE AUTHORITY
ENGINEER

cc: Authority Commissioners
Christopher Muccie, Superintendent (cmuccie@theesa.org)
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