



YOUR GOALS. OUR MISSION.

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

Re: Engineer's Status Report – January 2026

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of January 2026.

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

1. **Avenue of Memories Sewer Improvements (FMERA) (00231):** T&M continues coordination with FMERA and Netflix regarding the conceptual sewer and pump station design. Meetings were held on April 17, 2023, December 1, 2023, and May 30, 2025, to review design progress and next steps. Langan has submitted updated sewer demand calculations and grading plans (May 30, 2025), which T&M is incorporating into the pump station design. T&M has submitted the TWA permitting documents and design plans to Langan on October 30th, 2025. No change.
2. **Renewal of Emergency Contracts (00238):** Three contracts were prepared and advertised on November 29, 2024, with bids opened on December 10, 2024. ESA passed Resolution 2025-03-04 to modify the contract terms to two years. No change.
3. **Cliffwood Avenue Sewer Improvements (00239):** T&M has initiated preliminary investigation and design for sewer replacement. Design and permitting documents are in progress. T&M has finalized the TWA permit submission package for submission in January 2025. The Mayor and ESA Director have signed the required forms, and ESA has prepared the permit fee check. **The TWA permit application has been submitted and has been deemed administratively complete on February 3rd, 2026.**

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 has completed multiple engineering reviews and coordinated with the applicant on downstream flow metering and infrastructure capacity. Meetings were held on March 13, March 25, May 23, and June 11, 2025. A Developer Agreement has been signed. A preconstruction was held on September 29th to discuss construction coordination and scheduling. For sewer related construction, the developer intends to begin construction of the new pump station rehabilitation at Eaton Crest. The developer was notified that the ESA will perform inspection of all sanitary sewer work.
2. **Fort Monmouth, Sun Eagles – 2000 Lowther Drive (R0590):** The SCADA pack has been calibrated by TRWRA and is being configured for radio signal capability. T&M has submitted close-out recommendations for the clubhouse as-builts. No change.



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3. **Fort Monmouth, Netflix Studios – 2000 Lowther Drive (R0900):** The applicant submitted the application on December 12, 2025. T&M completed its initial engineering review on January 19, 2026. The ESA is currently coordinating with the applicant to execute a Developer Agreement prior to signing the TWA permit application.

C. The following projects were reviewed, and we are awaiting resubmittals:

1. **Monmouth Square – Block 2201, Lots 1.01, 1.02, 2, 3, 4, & 5/ Block 2202, Lot 1 (R0840):** T&M has completed four engineering reviews. ESA is awaiting updated plans, fees, and township approvals. Construction resumed May 5, 2025, with T&M providing inspection services. No change. The Applicant has submitted a grease trap application for the proposed Whole Foods on July 28, 2025. T&M submitted an engineering review on September 24, 2025. On October 9, 2025, ESA/T&M met with the Developer to discuss connection fees. The Developer disagreed with the revised fee structure and indicated they would consult with their team for further discussion.
2. **Surrey Equities, LLC – Block 2701, Lots 53, 60, 66, & 69 (R0850):** Fourth Engineering Review submitted June 2, 2025. The developer was notified that the ESA will perform inspection of all sanitary sewer work.
3. **36 Monmouth Plaza, LLC – Block 2902, Lot 3 (R0870):** 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.



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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 Villée, Executive Director
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