

MONMOUTH COUNTY
BOARD OF COUNTY COMMISSIONERS

THOMAS A. ARNONE
DIRECTOR

SUSAN M. KILEY
DEPUTY DIRECTOR

LILLIAN G. BURRY
NICK DIROCCO
ROSS F. LICITRA



HALL OF RECORDS
1 EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728
TELEPHONE: 732-431-7000

April 21, 2022

The Honorable Anthony Talerico
47 Broad Street
Eatontown, New Jersey 07724

Re: Wampum Lake Watershed
Flood Mitigation and Dam Improvements
Borough of Eatontown, NJ

Dear Mayor Talerico,

We understand that you are currently working with the Honorable Congressman Christopher Smith's office regarding potential Infrastructure Funding to be used for flood mitigation efforts in the Borough of Eatontown. We are aware of the more-frequent occurrences of flooding within the Wampum Lake watershed, which has had specific impacts on upstream properties including along Maxwell Road and Lewis Street, the Suneagles Golf Course, properties along Pinebrook Road, and especially the Eatoncrest Apartments. These events have caused both property damage and accessibility concerns due to flooded roadways/closures for extended periods of time.

We have seen specific impacts and flooding at County Bridge E-2 on the western end of Lewis Street, as well as at County Culvert E-31 around the corner on Maxwell Road. Accordingly, we fully support the Borough's efforts to approach flood mitigation in this corridor.

Our understanding is that the Borough seeks to increase storage capacity in the upstream corridor reaches by modifying existing basins and/or adding additional stormwater basins. We understand that any incremental improvements to storage capacity upstream will help to mitigate the downstream impacts to property, people, and infrastructure.

"SEPTEMBER 2d, 1609 THIS IS A VERY GOOD LAND TO FALL IN WITH AND PLEASANT LAND TO SEE."
Entry in the log of Henry Hudson's Ship Half Moon made after the Dutch Explorer became
the first European to come ashore in what later was known as Monmouth County

To: Mayor Talerico
Re: Wampum Lake Watershed

Page 2 of 2
April 22, 2022

We offer this letter of support to the Borough to further pursue this matter, recognizing that the County is not being asked to partially fund or otherwise participate in the funding request.

Sincerely,



Thomas A. Arnone, Director
Board of County Commissioners

c: William P. Lucia, III, Interim Borough Administrator
Edward Herrman, Department Manager, T&M Associates
Board of County Commissioners
Teri O'Connor, County Administrator
John W. Tobia, Director of Public Works and Engineering
Joseph M. Ettore, County Engineer

RESOLUTION 99 -2022

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

RESOLUTION AUTHORIZING AND SUPPORTING BOROUGH OF EATONTOWN'S COMMUNITY PROJECT FUNDING REQUEST FOR INFRASTRUCTURE IMPROVEMENTS TO ADDRESS FLOODING OF THE WAMPUM LAKE WATERSHED AND AFFECTED PROPERTIES

WHEREAS, the Borough Engineer performed a study of the Wampum Lake watershed as it related to ongoing significant flooding events with ever-increasing frequency; and

WHEREAS, the Borough Engineer's analysis found there is not enough short-term runoff storage available in the water shed resulting in runoff from Wampum Lake into upstream properties including properties which are part of the redevelopment of Fort Monmouth such as the Sun Eagles Golf Course property and the Howard Commons property; and the Eatontcrest Apartment property; and

WHEREAS, the Borough Engineer has opined that the addition of stormwater basin storage within the watershed and that certain improvements to the dam/spillway are also necessary at Wampum Lake and that such capital improvements cost will cost the Borough approximately \$5,000,000; and

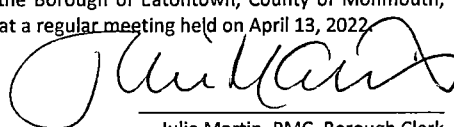
WHEREAS, the New Jersey Apartment Association has submitted a letter to Congressman Smith supporting the Borough's request and indicating that 288 properties within Eatontown have a significant chance of being impacted by severe flooding from the Wampum Lake watershed over the next thirty years; and

WHEREAS, the Mayor and Borough Council believes it is in the best interest of the Borough and its residents to obtain federal funding to solve the flooding of significant properties within Eatontown arising from the Wampum Lake watershed ; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that it hereby authorizes the Mayor to submit a Community Project Funding Request to the United States Congress through the Honorable Congressman Christopher H. Smith's office.

BE IT FURTHER RESOLVED a copy of this Resolution shall be provided to:

1. Honorable Christopher H. Smith, United States Congressman
2. Ed Herrman, Borough Engineer

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on April 13, 2022.  Julie Martin, RMC, Borough Clerk
Council President Gonzalez		x	x				
Councilmember Regan, Jr.			x				
Councilmember Escalante						x	
Councilmember Jones	x		x				
Councilmember Gindi						x	
Councilmember Lucas			x				
Mayor Talerico							

MORGAN PROPERTIES

4/18/2022

Eatontown Borough, NJ
47 Broad Street
Eatontown, NJ 07724

RE: Letter of Support Community Project Funding

Dear Mr. Mayor Talerico,

Morgan Properties strongly supports and endorses the proposed federal funding plan to correct the infrastructure issues that affect the residents on Eatoncrest Road and Pinebrook Road.

Eatoncrest Apartments, a 412 residential apartment community, undergoes major flooding with significant costs to in-unit damages and vehicle damages during heavy rainstorms. This has been increasingly challenging to residents & employees and possess life safety issues.

This project will use federal funds to correct the existing infrastructure as needed to improve the drainage issues that pertains to flooding and the safety and mobility to our residents.

Thank you for your ongoing support with Morgan Properties.

Sincerely,



**Stephen Waters
Executive Vice President of Facility Operations**

Phone: 610.265.2800 Fax: 610.265.5889
160 Clubhouse Road, King of Prussia, PA 19406

morganproperties.com



Flash Flooding at Eatoncrest Apartments - Eatontown, NJ - July 2021

Flooding near Etoncrest Apartments, Eatontown.





Eatontown - Golf Course Flooding





Mayor
ANTHONY TALERICO, JR.

Council
KEVIN L. GONZALEZ, President
MARK REGAN, JR.
MARIA ESCALANTE
DANIELLE M. JONES
DAVID GINDI
EVERETT D. LUCAS



BOROUGH OF EATONTOWN
Office of the Mayor
47 Broad Street
Eatontown, New Jersey 07724
(732) 389 7623

Interim Administrator
WILLIAM P. LUCIA III

Borough Clerk
JULIE MARTIN

Borough Attorney
ANDREW BAYER

Borough Engineer
EDWARD HERRMAN

April 20, 2022

The Honorable Christopher H. Smith
4th US Congressional District
2373 Rayburn House Office Building
Washington, D.C. 20515

Dear Congressman Smith,

I am writing you with the hope of securing much needed funding to address the significant flooding issues we face in the Borough of Eatontown. Our flooding is due to old, undersized and failing infrastructure at Wampum Lake and on properties along the Wampum Lake watershed. An increase in the frequency and volume of significant flooding events exhausts the short-term runoff storage in the watershed. Upstream properties are left flooded and property is destroyed or lost.

Wampum Lake at our Wampum Memorial Park is a beautiful Green Acres funded park at the gateway to Eatontown on the corner of State Highway 35 and Tinton Avenue, a Monmouth County Road. It is also across the street from the soon-to-be redeveloped former Fort Monmouth and adjacent to our Downtown which we recently declared as an Area in Need of Redevelopment. It houses our Veteran's Memorial Plaza and plays host to our Memorial and Veterans Day events. Residents enjoy hiking around and fishing in our lake. It is also the birthplace of Eatontown as that is where Thomas Eaton located his mill over 350 years ago. The dam and spillway of the lake needs certain improvements for compliance with NJDEP Dam Safety standards. These improvements include possible enlargement or overtopping protection as well replacement of the failing and virtually inoperable sluice gates.

Upstream properties are vulnerable to flooding due to inadequate runoff storage. The Sun Eagles Golf Club is one example. When the Lake is flooded and water cannot be released downstream fast enough, water backs up and overtakes our Maxwell Road and Lewis Street. This impedes access to several homes as well as our Department of Public Works where many vehicles are stored. The historic golf course was recently purchased from FMERA and is undergoing a wonderful redevelopment project. Sixty market rate and fifteen affordable units are being built on the course and the historic Gibbs Hall is being renovated to its former glory to create a premier banquet facility. Unfortunately, the flooding is affecting their property. Flooding events create the

Honorable Christopher H. Smith
April 20, 2022

Page 2

need to periodically close one or more of their golf holes and they have lost maintenance equipment as well. They are following modern stormwater management rules, but they simply cannot get rid of the water being pushed *onto* their property.

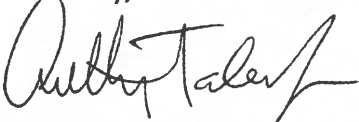
Pinebrook Road in Eatontown is home to over 1,000 residents in three large apartment housing communities: Wedgewood Gardens, Victoria Gardens and Eatoncrest Apartment Homes. The road itself sees flooding in major storm events, but Eatoncrest Apartment Homes sees a very large amount of water quite often. The apartment complex struggles to find parking for its residents to keep their cars from flooding. Though earnest attempts are made, there are numerous incidents of cars being flooded and destroyed. We see many social media posts and newspaper articles written on the subject. This is particularly heartbreaking because many of the residents do not have the means to replace their losses and are often not insured or under insured. Those who awake to find flooded cars are also without transportation to work and may lose a day's work. In addition to the financial toll, we cannot forget the harm caused in delayed emergency response. Police cars struggle due to the high waters and larger vehicles such as ambulances and fire trucks may not find sturdy ground to park near an incident. Coordinated emergency response is difficult enough in the best of scenarios. Adding flooding and severely limited access places lives in danger. Eatoncrest is following the stormwater management rules applicable to them, but they simply cannot get rid of the water being pushed *onto* their property.

Over the decades, maintenance of stormwater infrastructure has not been a priority of towns, especially smaller ones with limited budgets. Couple this with the increased severity of rain events and the scarcity of land for enhanced stormwater management and towns like mine find themselves in a very precarious situation. We acknowledge the need of these improvements. That is why, in 2019, the Borough conducted a hydrologic and hydraulic analysis. Then, armed with the knowledge of where the water is coming from and its volume, in 2021 we conducted a second engineering study to identify specific flood mitigation strategies we need to employ. Put simply, Eatontown knows where the water is coming from and we know how to fix it. We simply cannot afford to do so.

I write to you with the full support of the entire Governing Body and the municipal family. Problems like these are the reason large scale infrastructure funding bills are necessary. Municipalities such as mine cannot afford to do these projects alone and so they get deferred. Eatontown, for example, spends \$500,000 - \$600,000 each year on road paving and projects. To put it in perspective, the full scope of our request would equal nine to ten years of road projects.

Thank you for your consideration of our request. Should you or your staff have any questions or need any follow up material, I am happy to speak to you or we will make our engineer available to you at any time.

Sincerely,



Anthony Talerico, Jr.
Mayor



YOUR GOALS. OUR MISSION.

ETWN-G2201

March 14, 2022

William P. Lucia III, Borough Administrator (WLucia@eatontownnj.com)
47 Broad Street
Eatontown, NJ 07724

**Re: Wampum Lake Watershed
Flood Mitigation and Dam Improvements
Borough of Eatontown, NJ**

Dear Chief Lucia,

I am writing to provide an update regarding our study of the Wampum Lake watershed as related to ongoing flooding problems within the Borough of Eatontown. As you know, in recent years the Wampum Lake watershed has experienced significant flooding events with ever-increasing frequency. Various studies of the watershed indicate that there is not enough short-term runoff storage available in the watershed. During high-intensity rainfall events, Wampum Lake tends to back up runoff into various upstream properties, most notably the Sun Eagles Golf Course property (a Fort Monmouth redevelopment project), the Howard Commons property (a Fort Monmouth housing property abandoned since the base closure), and the Eatoncrest Apartment property. The Sun Eagles property experiences flooding/ponding water on one of the holes such that it becomes unusable for days at a time, negatively impacting the course operations.

The Howard Commons parcel has not been maintained since the base closure and we suspect the storm drainage system and stream corridor in this area has been largely contributory to the flooding issues experienced at the Eatoncrest Apartment complex immediately upstream from Howard Commons. This property was most recently flooded in July of 2021, which resulted in several feet of ponded water in the roadway damaging multiple parked cars and negatively impacting that underserved community.

We have reviewed various areas within the watershed and believe that adding stormwater basin storage within the watershed would help mitigate the regional flooding. There is an existing stormwater basin upstream of the Eatoncrest Apartments that could be enlarged to provide additional storage and detention. This appears to be the most viable and impactful starting point given its size and contributory drainage area.

We have estimated that this project, including due diligence, design, permitting, and construction would cost in the range of \$1.5 to \$2.0 million. It would appear that a project of this nature would meet the objectives of the Biden and Murphy Administration's goals for infrastructure improvements, with the added effect of flood resiliency.

In addition, the Borough has been informed that certain dam/spillway improvements are also necessary at Wampum Lake for compliance with the NJDEP Dam Safety standards. It is our understanding that based on a recent review by the Dam Safety Division, the primary spillway requires modifications to ensure that it can safely handle the spillway design storm. This may require either spillway enlargement or overtopping protection and would also include rehabilitation or replacement of the inoperable sluice gates. The spillway area is one of the most visible features as you enter the Borough from the north along Route 35, just past the gateway to Fort Monmouth. It is also a Veteran's Memorial Park and the property is on the Borough's ROSI list. We have estimated that this project, including due diligence, design, permitting, and construction would cost in the range of \$2.0 to \$3.0 million. Projects of this nature are especially challenging for smaller municipalities since funding projects of this nature would likely supplant other capital projects such as roadway maintenance/improvements, sanitary sewer maintenance improvements, and storm drainage improvements. It is my belief that a project such as this, which would address aging and neglected infrastructure, is similarly in line with the type of projects to be strongly considered for funding by State and Federal programs currently being considered.



Very truly yours,

T&M ASSOCIATES

Edward W. Herrman, PE, PP, CME, CFM
Borough Engineer

CC: Anthony Talerico, Jr., Mayor
Kevin Gonzalez, Council President
Andrew Bayer, Borough Attorney

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THERESA E. HEALY
CAPTAIN
732-720-2687

EDWARD L. NELSON
DETECTIVE LIEUTENANT
732-389-7643

EATONTOWN POLICE DEPARTMENT

47 BROAD STREET
EATONTOWN, NEW JERSEY 07724
732-542-0100

WILLIAM P. LUCIA, III
CHIEF OF POLICE
732-389-7631



ANTONIO V. AMODIO, III
SERVICES LIEUTENANT
732-389-7641

BRYAN J. MULHOLLAND
OPERATIONS LIEUTENANT
732-389-7640

The Honorable Chris Smith
4th U.S. Congressional District
2373 Rayburn House Office Building
Washington, DC 20515

April 14, 2022

Dear Representative Smith,

On behalf of the first responders of the Borough of Eatontown, I am respectfully requesting federal financial assistance to support the Community Project Funding. The Borough of Eatontown is plagued by significant flooding based in large part due to old and undersized infrastructure. In particular, Pinebrook Road and Maxwell Road get so significantly flooded that it becomes extremely difficult and arduous to respond to any type of emergency service call in that area. This area of town has 3 apartment complexes with over 1,000 residents, therefore the probability of an emergency call for service is extremely high. Attempting to get to this area when it is flooded causes undue stress on all parties involved as well as the equipment utilized to get to the area, (i.e., police vehicles, ambulances, etc.). It delays our response time and puts all involved parties at a greater risk of a situation escalating. Having coordinated response plans with the Fire Department, the First Aid Squad and OEM is not an easy undertaking and it is compounded with the flooding issue.

This Community Project Funding will provide much needed access to this area of town when it is raining and will result in a seamless and efficient way to handle emergency calls. I know that the residents of the Borough would welcome this funding as well.

Thank you for your time and consideration of this request. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,


Theresa Healy
Captain of Police

RECORDS
732-389-7635

DETECTIVE BUREAU
732-389-7644

COMMUNITY SERVICE
732-389-7638

TRAFFIC SAFETY
732-389-7630

VISIT US ON THE WEB AT WWW.EATONTOWNNJ.COM/POLICE

Eatontown – Street Flooding



Mayor
ANTHONY TALERICO, JR.

Council
KEVIN GONZALEZ, President
MARK REGAN JR.
MARIA ESCALATE
MARK REGAN JR.
DANIELLE JONES
DAVID GINDI
EVERETT LUCAS



Borough Administrator
INTERIM WILLIAM P. LUCIA III

Borough Clerk
JULIE MARTIN

Borough Attorney
ANDREW BAYER

Borough Engineer
EDWARD W. HERRMAN

FAX: (732) 389-7602
www.eatontownnj.com

Recreation Advisory Committee
c/o Eatontown Recreation
47 Broad Street
Eatontown, NJ 07724
Tel: (732) 389-7607

April 18, 2022

Anthony Talerico Jr., Mayor
Borough of Eatontown
47 Broad Street
Eatontown, NJ 07724

RE: FY23 Community Project Funding Request
Wampum Pond Park
Route 35 & West St.
Borough of Eatontown, Monmouth County, NJ

Dear Mayor Talerico:

The Eatontown Recreation Advisory Committee is writing to support FY23 Community Project funding to address Wampum Park and Pond. These funds will improve the park property, as well as improve community flooding issues. The property is an important community space.

It is our understanding that the Borough of Eatontown requests funding to improve and repair the Wampum Park infrastructure to reduce flooding.

Access to outdoor spaces supports mental health. Wampum Park is located in the most densely populated quadrant of our community. Fifty percent of Eatontown residents as well as the majority of our underserved and disabled populations reside in multi-family dwellings and apartment complexes with little or no access to outdoor spaces within this quadrant.

Wampum Park and pond border New Jersey State Highway 35, a heavily traveled road.

The pond is a popular fresh water fishing spot. It is stocked each year to support our community youth fishing derby. The history of this park and pond date back to the 1600's. Thomas Eaton the founder of Eatontown constructed and ran a mill on this property.

Funding this project benefits, the Borough of Eatontown, surrounding municipalities and Monmouth County residents. Please support this project.

Sincerely,

A handwritten signature in black ink that reads "Don Corcione".

Don Corcione
Chairperson
Recreation Advisory Committee
Borough of Eatontown



April 18, 2022

The Honorable Christopher H. Smith
U.S. House of Representatives
2373 Rayburn House Office Building
Washington, DC 20515

Re: Support for Borough of Eatontown's Proposed Flood Mitigation Efforts

Dear Representative Smith:

On behalf of the New Jersey Apartment Association (NJAA), and our members who own, manage, and develop both market-rate and affordable rental housing, I write in strong support of the Borough of Eatontown's effort to secure federal funding to address flooding in the Borough's Wampum Brook stream corridor. The proposed stormwater improvements would address a longstanding flooding concern and improve the lives of thousands of apartment residents and homeowners in the area.

Apartment owners and other property owners near Wampum Lake have made significant investments in flood mitigation over the years in coordination with the Borough. Nevertheless, flooding concerns persist, and these concerns can only be fully addressed through comprehensive improvements to the Borough's stormwater management systems. As such, the proposed flood mitigation project would have a direct benefit to thousands of Eatoncrest and Pinebrook Road residents, as well as the ongoing efforts to redevelop Fort Monmouth, which is essential to the economic growth of the region.

There are 288 properties in Eatontown that have greater than a 26% chance of being severely affected by flooding over the next 30 years. This represents 7% of all properties in the Borough. The proposed flood mitigation project will significantly reduce this flooding risk, enhancing the community for homeowners and renters alike.

The NJAA, and its members in Eatontown, look to continue its partnership with the local officials to not only address these persistent flooding concerns, but to also make ongoing investments in our rental communities to meet the evolving housing needs of the Borough's residents.

We greatly appreciate your support for this vital project. Should you or committee staff have any questions, or would like to discuss this further, please do not hesitate to contact me at nicholas@njaa.com or 732-992-0600.

Very truly yours,

Nicholas J. Kikis
Vice President