

September 13, 2022

Minutes of a meeting of the Secaucus Municipal Utilities Authority held on Tuesday, September 13, 2022 at 6:00 PM in Conference Room, 1100 Koelle Boulevard, Secaucus, New Jersey 07094. The meeting was called to order at 6:01 PM by Fred Vogel.

Pledge of Allegiance/Salute to the Flag
The Open Public Meetings Act was read.

Roll Call:	Fred Vogel	Chairman
	Jorge Cardenas	Vice-Chairman
	Ray Spellmeyer	Secretary
	Domenic Manderano	Treasurer
	Timothy Stamm	Board Member

Also Present: John Napolitano, Counsel; G. Beckmeyer, for Beckmeyer Engineering; Brian Bigler, Executive Director; Katherine Acevedo, QPA for SMUA.

A motion was made by J. Cardenas; second by R. Spellmeyer, to approve the minutes of the August 2, 2022, meeting of the Authority. This was approved 5-0-0

The following resolution was moved on a motion by F. Vogel, second by R. Spellmeyer.

A presentation was made by Victor Paparazzo regarding Toscana Cheese Company.

RESOLUTION 2022-09-13A

SECAUCUS MUNICIPAL UTILITIES AUTHORITY
Hudson County, New Jersey

**TO APPROVE THE SETTLEMENT AGREEMENT BETWEEN THE SECAUCUS
MUNICIPAL UTILITIES AUTHORITY AND THE TOSCANA CHEESE COMPANY**

WHEREAS, the Secaucus Municipal Utilities Authority (hereinafter “Authority”) is a public body, duly formed under the Municipal and County Authority Law, constituting Chapter 183 of the Laws of 1957, as amended (Chapter 14B of Title 40 of the New Jersey Statutes Annotated) and possesses the powers set forth therein; and

WHEREAS, the Authority issues Notices of Violation (“NOVs”) to Toscana Cheese Company (“Toscana”) for violations of the Authority’s Sewer Rules and Regulations; and

WHEREAS, Toscana has contested the issuance of the NOVs; and

WHEREAS, the parties wish to amicably resolve the matter; and

NOW, THEREFORE BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF THE SECAUCUS MUNICIPAL UTILITIES AUTHORITY as follows:

1. The Authority is authorized to settle the outstanding NOV's in accordance with the settlement terms attached hereto and incorporated herein.
2. The Authority Attorney is authorized and directed to prepare a settlement agreement in accordance with the settlement terms.
3. The Executive Director is authorized and directed to execute all reasonable documents in a form acceptable to the Authority Attorney to necessitate the terms of this resolution.

Date: September 13, 2022

Roll call vote: T. Stamm, Aye; D. Manderano, Aye; R. Spellmeyer, Aye; J. Cardenas, Aye; F. Vogel, Aye. Resolution carried 5-0-0.

The voucher list was moved on a motion by D. Manderano, second by J. Cardenas. The total amount of this voucher list is \$135,574.50. This was approved by roll call vote: F. Vogel, Aye; J. Cardenas, Aye; R. Spellmeyer, Aye; D. Manderano, Aye; T. Stamm, Aye. Voucher list approved 5-0-0.

The following reports were accepted as presented:

**Report of the Executive Director
August 2022 {submitted September 1, 2022}**

Due to the COVID-19 virus crisis, while restrictions have been relaxed staff is being diligent in maintaining a safe work site. All non-vaccinated personnel are now required to wear a face covering while at SMUA facilities or vehicles.

- We continue to monitor the sewers in low lying areas for cleaning & inspection. Staff will perform any assistance, required by DPW & continued working with them on storm sewer issues.
- SCADA: work has progressed. Training was conducted are still some minor issues, most notably installation of a dedicated land-line specifically for SCADA.
- Rapid Pump and Meter work on retrofit of primary clarifiers #1 & 2 is complete.
- A PO has been issued for a unit that should be delivered 10/2022. The second unit has a 48-week lead time.
- Had an NJDEP annual inspection of the Koelle Blvd. facility. Case manager commented how well the facility was run and how well the facility was maintained.

CONNECTIONS:

- Received preliminary information from a contractor working for NJDOT about demolishing the existing building at 25 Meadowland Parkway and constructing a new facility. Nothing further to report.
- 25 Enterprise Avenue applied for a change in use. This was approved and we are awaiting payment.
- Authority Counsel has been in contact with the attorney for 246-248 County Ave. The property owner upgraded the existing site to include a restaurant and does not agree with the connection fee assessed. No further action to report.
- Received an application for a proposed hotel at 655 Plaza Drive. No further action to report.
- Equinex: received preliminary information about the conversion of a warehouse at 600 Jefferson Ave, to another data recovery center. Note, while discussions have been preliminary, they anticipate a daily flow of almost 250,000 gallons. Discussions include collection system capacity and a connection fee based on their flow calculations. Meeting is to be scheduled week of 7/25/2022. We are still awaiting data from Langan regarding flow projections and possible upgrades to the collection system.
- Had another meeting with representative from Rent the Runway (RTR). As previously reported, RTR has far exceeded the amount of flow they were permitted for. This flow was based on the water consumption records from SUEZ. RTR has indicated that meters will be installed to monitor the flow that is discharged since they contend that not all water consumption is discharged, some is recycled, and some is evaporated via dryers. Awaiting further information from them. They also will require an SIU permit from the NJDEP as flow exceeds 25,000gpd.
- Coresite NY3 (2 Emerson; another data center): Received a preliminary report for this project. The Authority Engineer has reached out to their engineer {Langan} requesting information. Note that they have not submitted an application.

The Executive Director gave a summary of staffing for the Authority.

OPERATIONS REPORT –August 2022
Submitted August 31, 2022

KOELLE BOULEVARD FACILITY

- 1) The estimated average daily flow for the month was 2.3408 MGD. The estimated total flow for the month was 72.38643 MG.
- 2) Routine maintenance and grounds keeping were performed.
- 3) Maintenance performed on pumps in PS#1.
- 4) New lights are being put in around the plant
- 5) Pump is broken for the serpentine.

PUMP STATION # 1 Village Place

- 1) The estimated average daily flow was 0.921 MGD.
- 2) All pumps cleaned and maintained on a regular basis.
- 3) Routine maintenance and grounds keeping were performed.

PUMP STATION # 2 Paterson Plank Road and Turnpike Exit

- 1) The estimated average daily flow was 7639 gallons per day.
- 2) Routine maintenance and grounds keeping were performed.

PUMP STATION # 3 Henry Street

- 1) The estimated average daily flow was 66642 gallons per day.
- 2) Routine maintenance and grounds keeping were performed.

PUMP STATION # 4 New County Road and Seaview Drive

- 1) Routine maintenance was performed.
- 2) Station checked daily.

PUMP STATION: Wilroy – Secaucus Road

- 1) This station is not in service.

PUMP STATION # 5 Castle Road

- 1) Routine Maintenance and grounds keeping were performed.
- 2) Average daily flow: 2.3408 pd

PUMP STATION #7 - Exchange Junction

- 1) Routine Maintenance and grounds keeping were performed
 - 2) Station checked daily.
- Respectfully submitted.

Joe Marchese, Plant Manager

COLLECTION SYSTEM:

- 1) Feet jettied: 9495 feet jettied
- 2) DPW 2 men for storm drains cleanings # of hours total 7

CCTV:

0 Sanitary Mainline

Respectfully Submitted,

Anthony Smentkowski, Maintenance Foreman, CCTV Operator.

**SECAUCUS MUNICIPAL UTILITIES AUTHORITY
ENGINEERS REPORT FOR THE MONTH OF AUGUST 2022**

The following is a list of the main activities as provided by this office to the Authority for the above-mentioned month:

- SCADA. (abridged) The project has been awarded to Keystone Engineering Group. Keystone is completing their panel fabrication and performing their shop testing (abridged). Keystone has started addressing the punch list. Keystone has been onsite addressing the punch list. The punch list is complete per Charles Cuyulis. Staff have been trained.
- Received and started a review on a pump station flow meter report for the Exchange Place Pump Station (abridged). This report is supposed to analyze the existing flows of the pump station and the amount of unused capacity with regards to the remaining build out of the project. Analyzing data. Submitted new pump data and force main drawings to engineer to re-analyze flow and pump data. We calculated flows for all additional housing units compared to the amount of flow as reported on the NJDEP TWA. Additional questions on the housing unit quantities are being confirmed. It now appears the NJSEA has received a zoning application for a 24-story residential structure. Spoke with Secaucus Plumbing Official concerning the addition of a 25-story housing unit. It appears major revisions will be required within the SMUA Sanitary Sewer System. The SMUA received a zoning approval for this project. Information was submitted to the SMUA concerning existing and proposed units. Exchange Engineer submitted letter on Pump Station capacity and new proposed units. Analyzing proposed flows for proposed high rise to flows submitted on the TWA to NJDEP. Also analyzing future flows beyond the proposed high rise for probably pump/force-main upgrades at the Exchange Place Pump Station and down-stream at the Seaview Avenue Pump Station and the North End Pump Stations. Reviewing plans received on 25 story housing structure.

- I will be meeting with the Facility manager for 600 Meadowlands Parkway (Harmony) on Friday 1/2/2021 to review the Suez water meters and to follow a domestic water supply line that does not follow the new water meter installed by the facility's management. The SMUA also requested additional Suez water bills for the facility as well as another visit to an adjoining unit to check the water supply piping. Continuing to email Facility Manager for information from their plumber and also requested further water bills and meter readings. Resent last request to facility manager.
- Specifications and Plans for the rehabilitation of Primary Clarifier Tanks 1 & 2 were completed. There is a memorandum to the SMUA from my office requesting that the equipment to be specified be from a "Proprietary Source". The reasons for utilizing a "Proprietary Source" are explanatory in the memorandum. This will need approval from the SMUA Commissioners. Project approved and awarded. Following a review of equipment submittals from the Contractor, the equipment was released for fabrication. Equipment expected to be delivered in two weeks. Equipment has been delayed at the port. Waiting for new schedule. Demolition on Primary Clarifiers # 1 & 2 has begun. Demo is complete and the new equipment is being installed within the tanks. New equipment is almost installed. Primary is up and running. Primary tank # 2, the contractor is waiting on a replacement part that was broken during installation, the manufacturer shipped the wrong replacement and is sending the right part. Should be completed in 2 weeks. Contractor still waiting on replacement parts. New brackets were installed on Clarifiers to convert flight elevation additional issues arose. Project is complete.
- Reviewing flows generated by "Rent the Runway" 100 Metro Way. The facility is replacing wash machines and appears to be discharging more than previously approved by SMUA.
- The emergency generator at the Turnpike Pump Station has failed. Researching a replacement. Also, researching a generator for the Henry Street Pump Station, which is of the same age. The Board will receive an engineer's recommendation on this matter for review and approval. Emergency Generators have been ordered. Site work investigation has started and request for survey issued.

Zoning Certificate Notices for required SMUA Sewer Connection Application:

Address	Zoning Certificate	Request Dates		SMUA App.	SMUA Fee	Engineers Report
		1 st	2 nd			
600 Jefferson Ave	-	3/16/22	N/A	Yes	No	
25 Enterprise	#20-375	N/A	N/A	No	No	
25 Meadowlands Parkway	-	N/A	N/A	Yes	No	
903 Castle Road	#22-161	N/A	N/A	No	No	7/27/2022
Brianna Lane- Bl 5.02,						Under review

Lot 3.04 Building G, XChange						
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Beckmeyer Engineering, P.C.

Glenn M. Beckmeyer, P.E.,P.P.,CME,CFM

Authority Engineer September 2, 2022

A discussion was held regarding possible connections to the system.

Legal: No report

Public Comments: None

At 6:40, a motion was made by F. Vogel, second by J. Cardenas to close the public portion of the meeting and enter Executive Session. All in favor 5-0-0.

RESOLUTION TO ENTER INTO EXECUTIVE SESSION

BE IT RESOLVED by the Board of Commissioners of the Secaucus Municipal Utilities Authority that the Board shall immediately hereinafter continue its meeting in executive session in accordance with the New Jersey Sunshine Law.

The purpose of this Executive Session is

- 1) Legal

The matters discussed in Executive session will be disclosed to the Public at such time as action is taken by the Authority or if possible, prior to action being taken if the Authority feels that disclosure can be made without affecting the public interests of the individuals affected.

A motion was made at 6:50 PM by R. Spellmeyer, seconded D. Manderano to close the executive session and re-open the public portion of the meeting. All in favor: 5-0-0.

A motion was made at 7:51 p.m. by R. Spellmeyer second by J. Cardenas to adjourn the meeting, All in Favor: 5-0-0.