

December 06, 2022

Minutes of a meeting of the Secaucus Municipal Utilities Authority held on Tuesday, December 06, 2022 at 6:00 PM in Conference Room, 1100 Koelle Boulevard, Secaucus, New Jersey 07094. The meeting was called to order at 6:05 PM by Fred Vogel.

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

Roll Call:	Fred Vogel	Chairman
	Domenic Manderano	Treasurer
	Tim Stamm	Board Member

Jorge Cardenas; Vice-Chairman – Excused
Ray Spellmeyer; Secretary - Excused

Also Present: John Napolitano, Counsel; William Katchen, Accountant; Robert McNinch, Auditor; Glenn Beckmeyer, Engineer; Katherine Acevedo, QPA.

A motion was made by F. Vogel; second by D. Manderano, to approve the minutes of the November 01, 2022 meeting of the Authority. All In Favor. Minutes approved 3-0-0

Presentation was given by Robert McNinch regarding 2021 Audit.

2021 Audit Resolution was moved on a motion by F. Vogel, second by T. Stamm, All in Favor. Resolution approved 3-0-0.

SECAUCUS MUNICIPAL UTILITIES AUTHORITY

(A Component Unit of the Town of Secaucus)

RESOLUTION 2022-12-6-B

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local Authority to cause an annual audit of its accounts to be made, and

WHEREAS, the annual audit report for the fiscal year ended December 31, 2021 has been completed and filed with the Governing Body and the Director of the Division of Local Government Services pursuant to N.J.S.A. 40A:5A-15, and

WHEREAS, N.J.S.A. 40A:5A-17 requires the governing body of each Authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations" in accordance with N.J.S.A. 40A:5A-17,

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Secaucus Municipal Utilities Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended December 31, 2021, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED that the Secretary of the Authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON DECEMBER 06, 2022.

Brian Bigler

Secretary

Date 12.06.22

Presentation was given by William Katchen regarding 2023 Budget.

2023 Adopted Budget Resolution **2022-12-6-C** was moved on a motion by F. Vogel, second by D. Manderano. All in Favor Resolution approved 3-0-0.

2023 ADOPTED BUDGET RESOLUTION

Secaucus Municipal Utilities Authority

FISCAL YEAR: January 01, 2023 to December 31, 2023

WHEREAS, the Annual Budget and Capital Budget/Program for the Secaucus Municipal Utilities Authority for the fiscal year beginning January 01, 2023 and ending December 31, 2023 has been presented for adoption before the governing body of the Secaucus Municipal Utilities Authority at its open public meeting of December 6, 2022; and


WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$3,922,280.00, Total Appropriations, including any Accumulated Deficit, if any, of \$5,072,280.00, and Total Unrestricted Net Position utilized of \$1,150,000.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$450,000.00 and Total Unrestricted Net Position Utilized of \$450,000.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Secaucus Municipal Utilities Authority at an open public meeting held on December 6, 2022 that the Annual Budget and Capital Budget/Program of the Secaucus Municipal Utilities Authority for the fiscal year beginning January 01, 2023 and ending December 31, 2023 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.


(Secretary's Signature)

Dec 6, 2022
(Date)

Governing Body Recorded Vote				
Member	Aye	Nay	Abstain	Absent
Fred Vogel, Chairperson	<input checked="" type="checkbox"/>			
Jorge Cardenass, Vice Chairperson				<input checked="" type="checkbox"/>
Raymond Spellmeyer	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Dominic Manderano	<input checked="" type="checkbox"/>			
Timothy Stamm	<input checked="" type="checkbox"/>			

Resolution 2022-12-6-A was moved on a motion by F. Vogel, second by T. Stamm, this was approved by roll call vote: T. Stamm, Aye; D. Manderano, Aye; F. Vogel, Aye. Resolution approved 3-0-0.

RESOLUTION 2022-12-6-A
SECAUCUS MUNICIPAL UTILITIES AUTHORITY
Hudson County, New Jersey

MOTIONED BY:

SECONDED BY:

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, due to scheduling constraints of non-union employees at the Authority, certain employees have not been able to utilize all accrued vacation time for the year; and

WHEREAS, the Authority wishes to provide buy-out of limited accrued and unused vacation benefits not to exceed ten (10) days; and

WHEREAS, if non-union employees wish to participate in this buy-out, they will not be able to carry over any unused vacation time in the following year.

NOW THEREFORE BE IT RESOLVED that the Executive Director of the Secaucus Municipal Utilities Authority hereby authorizes the buy-out of remaining accrued vacation time not to exceed ten (10) days.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to release these funds that are available within the Authority Budget.

Date:

The voucher list was moved on a motion by F. Vogel, second by D. Manderano. The total amount of this voucher list is \$166,803.38 This was approved by roll call vote: T. Stamm, Aye; D. Manderano, Aye; F. Vogel, Aye. Voucher list approved 3-0-0.

The following reports were accepted as presented:

**Report of the Executive Director
November 2022 {submitted December 1, 2022}
For the Authority meeting of December 6, 2022**

Due to the COVID-19 virus crisis, while restrictions have been relaxed staff is being diligent in maintaining a safe work site.

- 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. This included assistance to remedy flooding situation on Meadowland Parkway by NJDOT yard.
- SCADA: is operational. There have been some minor communication issues that Keystone has been addressing and Engineered Solutions has disabled the Microsoft auto-update feature. This was causing problems with SCADA.
- Moving forward with the purchase/install of the emergency generators for PS#2 and PS#3. New delivery date is now set for January 2023 for PS#2 unit.
- Continued meeting with Authority Regulatory Engineers to address permit issues that may be imposed in the permit renewal. That is the permitted effluent discharge to Mill Creek and permit cycle is every five (5) years. NJDEP is seeking to impose effluent limits on copper and zinc. We are adamantly opposed to the inclusion of such limits based upon surface water quality standards and are not site specific.
- Met with the Authority Engineer and Langan to discuss Equinix NY 3 on Jefferson Ave. Also discussed dewatering needs for the 600 Jefferson Ave. That contractor sent over 1256 pages of data to review.
- Authority will be adopting 2023 Budget. Presentation by William Katchen.
- Authority will be voting to accept the 2021 Audit. Presentation by Rob McNish
- Met at Harmon Cove Towers to discuss situation there. It appears that the

CONNECTIONS:

ALL ITEMS REMAIN OPEN.

- 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, except for the flooding caused by this construction, noted earlier.
- Received preliminary information for 25 Enterprise Avenue change in use. Sent information about the cost associated with this change in use.

- 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.
- The application for a proposed hotel at 655 Plaza Drive has expired. Notified applicant.
- Received additional 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. Note previous mention.
- 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 now indicates 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.
- Received an application for another data center located at 2 Emerson Lane. Under review.

OPERATIONS REPORT –November 2022
Submitted November 28, 2022

KOELLE BOULEVARD FACILITY

- 1) The estimated average daily flow for the month was 2.349 MGD. The estimated total flow for the month was 59.0255 MG.
- 2) Routine maintenance and grounds keeping were performed.
- 3) Maintenance performed on pumps in PS#1.
- 4) New Cl₂ Pump and meter
- 5) Rapid Pumping in to work on pump #4 pump station # 1

PUMP STATION # 1 Village Place

- 1) The estimated average daily flow was 0.933 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 14108 gallons per day.
- 2) Routine maintenance and grounds keeping were performed.

PUMP STATION # 3 Henry Street

- 1) The estimated average daily flow was 75968 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.
- 3) Rapid Pumping cut the rags out of the wet well

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: 25290 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 jetted: 9598 feet jetted
- 2) DPW 2 men for storm drains cleanings # of hours total 10 hours.

CCTV:

100 feet Sanitary Mainline

Respectfully Submitted,

Anthony Smentkowski, Maintenance Foreman, CCTV Operator.

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

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

- 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. Reviewing tower connection and existing system. To attend a meeting on 11/1/2022 for the sanitary and storm sewer connections at the site.
- 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.
- 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. Reviewing supplemental information submitted.
- 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. Awarded survey work and designing structural pad.

- Started field work for lower level electric box replacement and waterproofing at 1100 Koelle Blvd. Brought in electrician to open all electrical boxes for inspection. Waiting on report.
- Preparing scope to empty and clean sludge holding tank. This was last done in 2010.

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	Under Review
Brianna Lane- Bl 5.02, Lot 3.04 Building G, XChange	-	N/A	N/A			Under Review
2 Emerson- Coresite NY3	-	N/A	N/A	Yes		Under Review
100 Metro Way- Rent the Runway	-	N/A	N/A			Under review
30 Enterprise	File #22-340	N/A	N/A	Yes	Yes	11/18/22
700 Secaucus Road	File #22-407	11.17.22		No	No	Under Review
1000 New County Road	File #22-393	N/A	N/A	No	No	Under Review
25 Meadowlands Parkway	-	N/A	N/A	Yes	No	Under Review
110B Meadowlands Parkway	File #22-363	N/A	N/A	No	No	Under Review

Beckmeyer Engineering, P.C.

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

Authority Engineer November 29, 2022

Legal: No report

Public Comments: None

A motion was made at 6:33 p.m. by F. Vogel, second by D. Manderano to adjourn the meeting, All in Favor: 3-0-0.