

January 10, 2023

Minutes of a meeting of the Secaucus Municipal Utilities Authority held on Tuesday, January 10, 2023 at 6:00 PM in Conference Room, 1100 Koelle Boulevard, Secaucus, New Jersey 07094. The meeting was called to order at 6:02 PM by Jorge Cardenas.

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

Roll Call: Jorge Cardenas Vice-Chairman
 Ray Spellmeyer Secretary
 Domenic Manderano Treasurer

Fred Vogel; Chairman – Excused
Tim Stamm; Board Member - Excused

Also Present: John Napolitano, Counsel; Glenn Beckmeyer, Engineer; Katherine Acevedo, QPA.

A motion was made by D. Manderano; second by J. Cardenas, to approve the minutes of the December 06, 2022 meeting of the Authority. All In Favor. Minutes approved 3-0-0

Resolution **2023-01-A** was moved on a motion by R. Spellmeyer, second by D. Manderano, All in Favor. Resolution approved 3-0-0.

RESOLUTION 2023-01-A
SECAUCUS MUNICIPAL UTILITIES AUTHORITY
Hudson County, New Jersey

Authorizing Hiring of Wastewater Treatment Plant Operator

WHEREAS, the Secaucus Municipal Utilities Authority (hereinafter “Authority”) is a public body, duly formed under the Municipal and county Utilities 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 the shortage of manpower, the Authority has a need to hire new employees for the position of Wastewater Treatment Plant Operator; and

WHEREAS, pursuant to its Agreement with Local 11 of the International Brotherhood of Teamsters, said position was duly posted; and

NOW, THEREFORE BE IT RESOLVED, that James Akey has met the minimum requirements for the position and is hereby offered the position of Wastewater Treatment Plant Operator, commencing probationary status on 11/28/2022 (as per CBA) \$ 39,131.50 per year (2023 guide) with the following provisions:

1. The employee shall become members of Teamsters Local 11.

Resolution **2023-01-B** was moved on a motion by R. Spellmeyer, second by D. Manderano. All in Favor Resolution approved 3-0-0.

RESOLUTION 2023-01-B
SECAUCUS MUNICIPAL UTILITIES AUTHORITY
Hudson County, New Jersey

RESOLUTION AFFORDING NON-UNION EMPLOYEES OF THE SECAUCUS
MUNICIPAL UTILITIES AUTHORITY INCREASES IN SALARY.

WHEREAS, the Secaucus Municipal Utilities Authority seeks to afford its non-union employees monetary increases and certain benefit changes.

NOW THEREFORE BE IT RESOLVED, by the Members of the Secaucus Municipal Utilities Authority, County of Hudson, state of New Jersey that the following monetary increases and benefit changes should be afforded to its non-union employees as follows:

All non-union employees shall be afforded the following salary increase effective January 1, 2023; \$2,000 or 3% increase in base salary, whichever is greater.

Date: January 10, 2023

The voucher list was moved on a motion by R. Spellmeyer, second by D. Manderano. The total amount of this voucher list is \$214,175.51 This was approved by roll call vote: R. Spellmeyer, Aye; D. Manderano, Aye; J. Cardenas, Aye. Voucher list approved 3-0-0.

The following reports were accepted as presented:

**Report of the Executive Director
December 2022 {submitted January 5, 2022}
For the Authority meeting of January 10, 2023**

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: 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 adopted the 2023 Budget. As presented, I don't believe we will have to amend.
- Authority has voted and accepted the findings of the 2021 audit.
- Had a call-out from Harmon Cove regarding a sewer back-up on Christmas Eve. I instructed staff that we will not send out the truck in sub-freezing weather.

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.

- 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,
- Still in contact with Rent the Runway (RTR).
- Received an application for another data center located at 2 Emerson Lane. Under review.
- Received an application for 300 Castle Road. This applicant received zoning approval, but never contacted the SMUA (even though applicant was notified by Zoning Official when that application was approved). Applicant contacted SMUA last week because Town will not grant any permits.

**OPERATIONS REPORT –December 2022
Submitted January 3, 2023**

KOELLE BOULEVARD FACILITY

- 1) The estimated average daily flow for the month was 3.1623 MGD. The estimated total flow for the month was 97.8605MG.
- 2) Routine maintenance and grounds keeping were performed.
- 3) Maintenance performed on pumps in PS#1.
- 4) New lights around the plant

PUMP STATION # 1 Village Place

- 1) The estimated average daily flow was 1.433 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 17119 gallons per day.
- 2) Routine maintenance and grounds keeping were performed.

PUMP STATION # 3 Henry Street

- 1) The estimated average daily flow was 95761 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: 27404 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: 5139 feet jetted
- 2) DPW 2 men for storm drains cleanings # of hours total 18 hours.

CCTV:

Respectfully Submitted,

Anthony Smentkowski, Maintenance Foreman, CCTV Operator.

**SECAUCUS MUNICIPAL UTILITIES AUTHORITY
ENGINEERS REPORT FOR THE MONTH OF DECEMBER 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. Met with contractor for site evaluation.

- 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. Report has been received and is being reviewed.
- Preparing scope to empty and clean sludge holding tank. This was last done in 2010.
- Contacted NJTA to notify of drainage issue at the Turnpike Pump Station. Discovered a potential issue of sanitary discharge at the Exit 17 Toll Plaza Building.

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
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	12/12/22
25 Meadowlands Parkway	-	N/A	N/A	Yes	Yes	Under Review
110B Meadowlands Parkway	File #22-363	N/A	N/A	No	No	Under Review
1001 River Side Station Blvd.	File #22-347	N/A	N/A	No	No	Under Review

Beckmeyer Engineering, P.C.

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

Authority Engineer December 27, 2022

Legal: No report

Public Comments: None

A motion was made at 6:15 p.m. by J. Cardenas, second by R. Spellmeyer to adjourn the meeting, All in Favor: 3-0-0.