

October 03, 2023

Minutes of a meeting of the Secaucus Municipal Utilities Authority held on Tuesday, October 03, 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 Raymond Spellmeyer.

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

Roll Call:	Raymond Spellmeyer	Chairman
	Domenic Manderano	Treasurer
	Brian Beckmeyer	Board Member
	Maurice Andreula	Board Member

Tim Stamm; Board Member- Late 6.06 PM

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

Board Members Brian Beckmeyer and Maurice Andreula were sworn in by John Napolitano.

A motion was made by R. Spellmeyer; second by D. Manderano, to approve the minutes of the September 12, 2023 meeting of the Authority. This was approved by roll call vote: M. Andreula: Aye; Dominic Manderano: Aye; R. Spellmeyer: Aye; B. Beckmeyer: Abstain. Minutes approved 3-0-0.

A presentation giving a summary of the SMUA 2024 Budget was made by Bill Katchen.

The voucher list was moved on a motion by D. Manderano second by R. Spellmeyer. The total amount of this voucher list is \$264,209.89. This was approved by roll call vote: M. Andreula: Aye; Dominic Manderano: Aye; R. Spellmeyer: Aye; T. Stamm: Aye; B. Beckmeyer: Abstained on line 3. Voucher list approved 5-0-0.

The following reports were accepted as presented:

**Report of the Executive Director
September 2023 {submitted September 28, 2023}
For the Authority meeting of October 3, 2023**

- We continue to monitor the sewers in low lying areas for cleaning & inspection. Staff will perform any assistance required by DPW & continue working with them on storm sewer issues.

- Continued working with NJTA and Engineers to finalize the installation of the new emergency generator(s) project.
- Continued meeting with Authority Regulatory Engineers to address permit issues that may be imposed in the permit renewal. Including a possible headworks analysis requirement.
- Dewatering has continued 600 Jefferson Ave.
- Worked with Accountant on proposed Introduction of the 2024 Budget.
- Visited Toscana after several issues of high flow have been reported. We have contracted with Flow Assessments to install a flow meter at this site.
- The emergency generator located at Xchange has failed. Kraft Industries has been working on repairing this unit, that includes a rebuild of the engine. Currently we have a rental unit onsite for emergency operations.

CONNECTIONS:

ALL ITEMS REMAIN OPEN.

- 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. I have heard that the owner is selling this property (no confirmation).
- Received ½ payment Coresites NY03 conversion to a data recovery center.
- An agreement has been executed regarding the additional flow from Rent the Runway (RTR). Second payment installment was received.
- Approved three more connections for 700 Plaza Drive (former Pier 1). Total five.
- Received a request for a metal recovery system at 55 Hartz Way. Anticipate a small increase in discharge ~300gpd. Received a report on what metals are to be recovered & what can be expected of the discharge.

OPERATIONS REPORT –September 2023 Submitted September 26, 2023

KOELLE BOULEVARD FACILITY

- 1) The estimated average daily flow for the month was 2.9650 MGD. The estimated total flow for the month was 76.7286 MG.
- 2) Routine maintenance and ground keeping were performed.

- 3) Maintenance performed on pumps in PS#1.
- 4) New lights around the plant
- 5) A new valve was replaced in the transfer room.

PUMP STATION # 1 Village Place

- 1) The estimated average daily flow was 63.343 MGD.
- 2) All pumps cleaned and maintained on a regular basis.
- 3) Routine maintenance and ground keeping were performed.

PUMP STATION # 2 Paterson Plank Road and Turnpike Exit

- 1) The estimated average daily flow was 83234 gallons per day.
- 2) Routine maintenance and ground keeping were performed.

PUMP STATION # 3 Henry Street

- 1) The estimated average daily flow was 75880 gallons per day.
- 2) Routine maintenance and ground keeping were performed.

PUMP STATION # 4 New County Road and Seaview Drive

- 1) Routine maintenance was performed.
- 2) The station checked daily.
- 3) A backup generator was put in place.

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: 0 pd
- 3) New batters were put in the generator.

PUMP STATION #7 - Exchange Junction

- 1) Routine Maintenance and grounds keeping were performed.
- 2) The station checked daily.

Respectfully submitted.

Joe Marchese, Plant Manager

COLLECTION SYSTEM:

- 1) Feet jetted: 4047 feet jetted.
- 2) DPW two men 7 hours.
- 3) Jet truck out for service.

CCTV:

Camera 0 feet

Respectfully Submitted,

Anthony Smentkowski, Maintenance Foreman, CCTV Operator.

**SECAUCUS MUNICIPAL UTILITIES AUTHORITY
ENGINEERS REPORT
SEPTEMBER 2023**

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. Stopped by site to monitor progress. Reviewing pump information with new projected flows. Reviewed sanitary sewer lateral air testing on new connections at the site and information from RVE Engineers. Emergency Generator failed, looking into replacement options.
- 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 requested further water bills and meter readings. Resent last request to facility manager. It has been published that Harmony will be permitted to sell for recreation purposes, the SMUA will be revisiting the generated sanitary flow under this allowance. Sent emails to management company for water records for past year. Received water bills and analyzing. Requested and received facility map with water meter locations. Requested additional meter readings. Received and analyzed additional meter readings.

- 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. Submitted information to surveyor to determine easement boundaries for generator placement and fence location. Received the boundary survey form the surveyor for Henry Street pump station, proceeding with the final design. Surveyor still working with the NJTA on final boundary survey. Received final surveys. Met with PSEG onsite for gas service location. Producing final site plans. Met with Persistent on construction and fence location. Waiting for PSEG project release. Received PSE&G Estimate. Waiting for PSE&G to send bill before work can start. Preparing to submit to building department for construction permits. Revised plans for new FEMA flood elevation for Building Department. Waiting on Construction Department permits.
- Preparing scope to empty and clean sludge holding tank. This was last done in 2010. Met with Spectra Serv to determine best course to accomplish cleaning. Facility personnel is gradually pumping down the sludge level for tank cleaning and sludge transfer pipe valve replacement. Work appears ready to start first week of May. Holding tank has been drained and cleaned. Working on final costs of project.
- Issues have occurred with the gear drive/drive unit in the sludge thickening tank. Looking into options to replace equipment. Produced letter naming repairs to tank mechanism as an emergency. Tank needs to be drained and cleaned for internal inspection. Tank has been cleaned and equipment inspected. Waiting on contractors’ costs. Received and approved proposal from Rapid Pump to repair/replace Tank Mechanisms. Rapid Awarded Project.

Zoning Certificate Notices for required SMUA Sewer Connection Application:

Address	Zoning Certificate	Request Dates		SMUA App.	SMUA Fee	Engineers Report
		1 st	2 nd			

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		Review- 6/13/23
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
25 Meadowlands Parkway-	-	N/A	N/A	Yes	Yes	Under Review
200 Mill Creek	File #22-355	N/A	N/A	No	No	Review- 6/13/23
600 Meadowland Parkway (1125 Castle Road) Suite 22D	File # 21-479	N/A	N/A	No	No	Under Review
700 Plaza Drive Suite 137 <ul style="list-style-type: none"> • Cava (A) • Shake Shack (B) • Dave's Hot Chicken(C) • Haute Dulce (D) 	File # 23-153	N/A	N/A	Yes	Yes	Review – 5/18/23 Revised- 6/6/23 Review 8/14/23
		N/A	N/A	Yes	Yes	Review 8/14/23
915 Secaucus Road	File # 23-190	N/A	N/A	Yes	No	Review-6/5/23
200 Plaza Drive	File # 23-066	N/A	N/A	Yes	No	Review- 6/15/23
350 Secaucus Road	File # 21-244	N/A	N/A	Yes	Yes	Review- 6/21/23
55 Hartz Lane	File # 15-498	N/A	N/A	Yes	Yes	Under Review
325 County Ave		N/A	N/A	Yes	Yes	Under Review
1 Mikasa Drive	File # 22-290	N/A	NA			Under Review

Beckmeyer Engineering, P.C.

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

Authority Engineer September 27, 2023

New Business: None

Old Business: J. Napolitano gave an update on Toscana Cheese.

Board member B. Beckmeyer had a question regarding the sludge thickening tank, which was answered.

Public Comments: None

A motion was made at 6:45 p.m. to adjourn the meeting by M. Andreula, second by T. Stamm.
All in favor 5-0-0.