

## April 02, 2024

Minutes of a meeting of the Secaucus Municipal Utilities Authority held on Tuesday, April 02, 2024 at 6:00 PM in Conference Room, 1100 Koelle Boulevard, Secaucus, New Jersey 07094. The meeting was called to order at 6:00 PM by Chairman Raymond Spellmeyer.

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

Roll Call:	Raymond Spellmeyer	Chairman
	Domenic Manderano	Vice Chairman
	Maurice Andreula	Treasurer
	Brian Beckmeyer	Secretary

Excused: Tim Stamm, Asst. Secretary

Also Present: Brian Bigler, Executive Director; John Napolitano, Counsel; Paul Kokosinski, Beckmeyer Engineering; Katherine Acevedo, QPA.

A motion was made by R. Spellmeyer; second by D. Manderano, to approve the minutes of the March fifth's meeting of the Authority. Minutes approved as presented. Roll call vote: M. Andreula, Aye; B. Beckmeyer, Aye; D. Manderano, Aye; R. Spellmeyer, Aye. Motion carries 4-0-0.

The Voucher List was moved on a motion by R. Spellmeyer, seconded by D. Manderano. The total amount of this voucher list is \$346,766.18. Voucher List was approved by roll call vote: M. Andreula: Aye; B. Beckmeyer: Abstained on line 8 through 11 Aye; D. Manderano: Aye; R. Spellmeyer: Aye; Voucher List approved 4-0-0.

The following reports were accepted as presented:

### **Report of the Executive Director April 2, 2024 {submitted April 1, 2024}**

- We continue to monitor the sewers in low lying areas for cleaning & inspection.
- New emergency generators have been installed and start-up completed.
- Continued meeting with Authority Regulatory Engineers to address permit issues that may be imposed in the permit renewal.

- Met with Toscana and addressed flow metering & pH violations. Another meeting scheduled for next week.
- In discussions with the Town regarding HMI collection system.

### **CONNECTIONS:**

#### **ALL ITEMS REMAIN OPEN.**

- No further action. 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).
- 845 First Street. ½ of connection received (and was returned for insufficient funds). A second check (Cashiers) was received and cleared.
- Dallas BBQ, 475 Harmon Meadow. Received application, waiting on the ½ payment \$40,408.20. This is due to a proposed increase in seating.
- 1110-1114 Farm Road. Construction of new town homes. ½ payment received in the amount of \$17,606.00

### **OPERATIONS REPORT –March 2024**

**Submitted March 26, 2024**

#### **KOELLE BOULEVARD FACILITY**

- 1) The estimated average daily flow for the month was 3.8784MGD. The estimated total flow for the month was 95.3238 MG.
- 2) Routine maintenance and ground keeping were performed.
- 3) Maintenance performed on pumps in PS#1.
- 4) New lights were put in.

#### **PUMP STATION # 1 Village Place**

- 1) The estimated average daily flow was 1.250MGD.
- 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 103000 gallons per day.
- 2) Routine maintenance and ground keeping were performed.
- 3) The new check valve was put in.

### **PUMP STATION # 3 Henry Street**

- 1) The estimated average daily flow was 117060 gallons per day.
- 2) Routine maintenance and ground keeping were performed.
- 3) The new generator is in place but still being worked on.

### **PUMP STATION # 4 New County Road and Seaview Drive**

- 1) Routine maintenance was performed.
- 2) The 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: 0 pd

### **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: 2170 feet jetted.**
- 2) Jet Truck went in for service.**
- 3) Did work for DPW on storm drains man hours 19.**

**CCTV:**

Camera feet **1222**

Respectfully Submitted,

Anthony Smentkowski, Maintenance Foreman, CCTV Operator.

**SECAUCUS MUNICIPAL UTILITIES AUTHORITY  
ENGINEERS REPORT FOR THE MONTH OF MARCH 2024**

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. 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. Emergency generator to be repaired. Spoke with pump representative on new pump impeller. Emergency generator has been repaired. Contact Engineer concerning new flow and impeller sizing. Requesting additional information from pump supplier on existing pumps and possible replacement pumps. Sent requested information to developer's engineer.

- 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. Received new floor diagram with meter locations. Requested updated water reading record on January 31, 2024. Received and reviewing new water records. Requested updated water bills.
  
- 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. Concrete structure has been constructed and new generator placed. Waiting on PSE&G to install and have generated connected at Turnpike Pump Station. Henry Street Pump Station signed plans have been completed and require the contractor to submit to the Building Department. Gas line has been installed by PSE&G at both locations. Waiting on construction permit at Henry Street. Gas piping was approved by the Secaucus Plumbing inspector. Waiting on PSE&G meter install. The Turnpike Pump Station Generator has been commissioned and is operational. SMUA personnel were trained by Cooper. The concrete has been placed and forms

removed at the Henry Street Pump Station. The site is extremely wet and underground utility installation has been delayed until site has dried out. The Turnpike Pump Station is complete and operational. The only open item remaining is a ladder pad around the generator and flood elevation certificate from a licensed surveyor for the building department close out. Henry Street Pump Station generator has been installed. The electrician is almost complete while the plumber is complete. Waiting for the PSE&G gas meter to be installed and then start up by Cooper. Paving and fence/gate work is still needed. PSE&G installed the gas meter and is required to be inspected by the Building Department and Commission with SMUA personnel trained by Cooper.

- Analyzing manholes along the western side of Meadowlands Parkway, presently owned by Hartz Mountain, to decide which sections of sanitary mains to be cleaned and televised. The pipes that were analyzed on Meadowlands Parkway showed solids and raised flow levels. Continuing to observe additional pipes.
- Toscana-Continued dialogue with the engineer from the Illinois Company, which has purchased Toscana, to correct their pH and Flow issues. Analyzing projected Flows to the Turnpike Pump Station to calculate a flow from Toscana that is acceptable to the SMUA. Additional violations were sent to Toscana.

Zoning Certificate Notices for required SMUA Sewer Connection Application:

Address	Zoning Certificate	Request Dates		SMUA App.	SMUA Fee	Engineers Report
		1 <sup>st</sup>	2 <sup>nd</sup>			
Brianna Lane- BI 5.02, Lot 3.04 Building G, XChange	-	N/A	N/A			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
25 Meadowlands Parkway-	-	N/A	N/A	Yes	Yes	Under Review
600 Meadowland Parkway (1125 Castle Road) Suite 22D	File # 21-479	N/A	N/A	No	No	Under Review
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	N/A	Yes		Under Review
10 Meadowland Parkway	File # 23-281	N/A	N/A	Yes	N/A	2/13/24
1110 Farm Road	File # 23-135	N/A	N/A	Yes	N/A	2/13/24
845 First Street		N/A	N/A	Yes	Yes	2/13/24
831 First Street	File #23-168	N/A	N/A	Yes	No	2/13/24
485 Harmon Meadow Blvd.	File #23-455	N/A	N/A	No	N/A	3/18/24

1249 Paterson Plank Road	N/A	N/A	N/A	N/A	N/A	3/18/24
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**Beckmeyer Engineering, P.C.**

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

**Authority Engineer March 28, 2024**

Legal: No Report

Public Comments: None

A motion was made at 6:05 by B. Beckmeyer, second by R. Spellmeyer to close the open meeting and enter into Executive Session. All in Favor 4-0-0.. The following resolution was read:

**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 hereafter enter Executive Session in accordance with the New Jersey Sunshine Law.

The purpose of this Executive Session is:

- 1) To discuss personnel matters

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 be taken if the Authority feels that disclosure can be made without affecting the public interests of the individuals affected.

A motion was made at 6:10 pm by D. Manderano, second by B. Beckmeyer to close the executive session and reopen the public portion of the meeting. All in Favor 4-0-0.

A motion was made at 6:11 pm by R. Spellmeyer, second by D. Manderano to adjourn the meeting. All in Favor 4-0-0.