

July 02, 2024

Minutes of a meeting of the Secaucus Municipal Utilities Authority held on Tuesday, July 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 Domenic Manderano.

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

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

Excused Raymond Spellmeyer, Chairman & 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 D. Manderano; second by M. Andreula, to approve the minutes of the June 4th meeting of the Authority. Minutes approved as presented. All In Favor 3-0-0.

The resolution for Hiring a Plant Operator was moved on a motion by B. Beckmeyer, second by M. Andreula and is as follows:

RESOLUTION 2024-07-2-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 Muhamad N. Qutawna has met the minimum requirements for the position and is hereby offered the position of Wastewater Treatment Plant Operator, commencing probationary status on 3/11/24 (as per CBA) \$ 39,392.82 per year (2024 guide)

The resolution was approved as presented by roll call vote. M. Andreula: Aye; B. Beckmeyer: Aye; D. Manderano: Aye. Motion carries 3-0-0

The Voucher List was moved on a motion by B. Beckmeyer, seconded by M. Andreula. The total amount of this voucher list is \$155,704.04. Voucher List was approved by roll call vote: M. Andreula: Aye; B. Beckmeyer: Abstained on line 6 Aye; D. Manderano: Aye; Voucher List approved 3-0-0.

The following reports were accepted as presented:

**Report of the Executive Director
July 2, 2024 {submitted June 27, 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 Authority Engineer and Environmental Engineers to discuss the generator at KBWWTF. The major issue is that once SMUA added a natural gas conversation to the generator, it requires stack testing each 3 years. Note that set-up and testing would cost well over \$15,000/test.
- Continued correspondence with Toscana regarding addressed flow quantity metering & pH violations.
- In discussions with the Town regarding HMI collection system. No further action.

CONNECTIONS:

ALL ITEMS REMAIN OPEN.

- SMUA is in contact with representatives for this property. Authority Counsel had 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.

- 845 First Street. 1/2 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 1/2 payment \$40,408.20. This is due to a proposed increase in seating.
- 1110-1114 Farm Road. Construction of new town homes. 1/2 payment received in the amount of \$17,606.00
- Received an application for 20 Meadowlands Parkway (75 Wood Ave.). This site was most recently a Covid-19 testing facility and prior to that a gym. This is under engineer review. There are proposed approximately 140 seats for this Senior Day Care center, in addition to several bathrooms and a full kitchen.

OPERATIONS REPORT –June 2024

Submitted June 25, 2024

KOELLE BOULEVARD FACILITY

- 1) The estimated average daily flow for the month was 2.39544MGD. The estimated total flow for the month was 40.7546 MG.
- 2) Routine maintenance and ground keeping were performed.
- 3) Maintenance performed on pumps in PS#1.

PUMP STATION # 1 Village Place

- 1) The estimated average daily flow was 1.003 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 88608 gallons per day.
- 2) Routine maintenance and ground keeping were performed.

PUMP STATION # 3 Henry Street

- 1) The estimated average daily flow was 66471 gallons per day.
- 2) Routine maintenance and ground keeping were performed.
- 3) Change a broken pump for a new pump.

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

SECAUCUS MUNICIPAL UTILITIES AUTHORITY ENGINEERS REPORT FOR THE MONTH OF JUNE 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. (Abridged). 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. Requested a facility site visit to view meters and utility room. Revisited the site and observed some item that need to be reviewed.

- 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. (Abridged) 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. Turnpike Pum Station is complete. Henry Street Pump Station fence and Building Department approval still required. Henry Stret Pump Station is complete.

- 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. Creating a report to be submitted to the town of Secaucus for action with Hartz Mountain. Submitted report to SMUA and Mr. Gary Jeffas, Town Administrator.

- 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. Flow and pH monitoring still being observed. In contact with the engineer from Toscana and continuing discussions on option for discharge. Received information on Sanitary Flows. Discussions with the new owner on the vastly increased Sanitary Flow Volume occurring since early 2023. Reviewed proposal for new spiral staircase in the Grit Chamber. The existing staircase has experienced rusting and member failure. This has become a safety issue with the staircase not being useable. Toral Welding was awarded the contract.

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
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	Yes	N/A	3/18/24
1249 Paterson Plank Road	N/A	N/A	N/A	N/A	N/A	3/18/24
700 Plaza Drive, Suite 115	File # 24-051	N/A	N/A	Yes	No	5/21/24

20 Meadowlands Parkway	File # 23-490	N/A	N/A	Yes	No	Under Review
80 Seaview Drive	File # 24-128	N/A	N/A	Yes	Yes	6/21/24
11 Harmon Cove Towers	File # 24-148	N/A	N/A	Yes	No	Under Review

Beckmeyer Engineering, P.C.

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

Authority Engineer June 27, 2024

Legal: No Report

Public Comments: None

A motion was made at 6:15 pm by B. Beckmeyer, second by M. Andreula to adjourn the meeting.
All in Favor 3-0-0.