

September 12, 2023

Minutes of a meeting of the Secaucus Municipal Utilities Authority held on Tuesday, September 12, 2023 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

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 August 01, 2023 meeting of the Authority. All In Favor. Minutes approved 3-0-0

Presentation was given by Robert McNinch and William Katchen regarding 2022 Audit.

2022 Audit Resolution was moved on a motion by F. Vogel, second by D. Manderano, this was approved by roll call vote: Tim Stamm: Aye; Dominic Manderano: Aye; Fred Vogel: Aye. Resolution approved 3-0-0.

SECAUCUS MUNICIPAL UTILITIES AUTHORITY

(A Component Unit of the Town of Secaucus)

RESOLUTION 2023-09-12A

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, 2022 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, 2022, 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 SEPTEMBER 12, 2023.

Brian Bigler

Secretary

Date 09.12.2023

The voucher list was moved on a motion by Fred Vogel second by D. Manderano. The total amount of this voucher list is \$165,412.11. This was approved by roll call vote: Tim Stamm: Aye; Dominic Manderano: Aye; Fred Vogel: Aye. Voucher list approved 3-0-0.

The following reports were accepted as presented:

**Report of the Executive Director
July 2023 {submitted July 27, 2023}
For the Authority meeting of August 1, 2023**

- 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.
- 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 headworks analysis.
- Dewatering has continued 600 Jefferson Ave.
- Began working on insurance renewal for the NJUAJIF.
- Obtained water use records from Lincoln Gateway (formerly Daffys) to issue an invoice.

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 due by August 15. HMI to proceed with the installation of a new sewer line and manhole to contain this additional flow.
- Approved two connections for 700 Plaza Drive (former Pier 1).

**OPERATIONS REPORT –August 2023
Submitted August 31, 2023**

KOELLE BOULEVARD FACILITY

- 1) The estimated average daily flow for the month was 2.7982 MGD. The estimated total flow for the month was 87.1088MG.
- 2) Routine maintenance and ground 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 1.042 MGD.
- 2) All pumps cleaned and maintained on a regular basis.
- 3) Routine maintenance and ground keeping were performed.
- 4) A new impeller was put in pump #1.

PUMP STATION # 2 Paterson Plank Road and Turnpike Exit

- 1) The estimated average daily flow was 85031 gallons per day.
- 2) Routine maintenance and ground keeping were performed.

PUMP STATION # 3 Henry Street

- 1) The estimated average daily flow was 69510 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.

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: 11,673 feet jetted.
- 2) DPW two men 12 hours.

CCTV:

Camera 652 feet

Respectfully Submitted,

Anthony Smentkowski, Maintenance Foreman, CCTV Operator.

**SECAUCUS MUNICIPAL UTILITIES AUTHORITY
ENGINEERS REPORT
AUGUST 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

- 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. 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.
- 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.
- 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. Requested three (3) separate cost estimates to replace electric boxes from contractor. Requested additional quotes utilizing aluminum. Reaching out to other contractors for additional quotes. Low proposal for work is SM Electric. Waiting on company documentation and paperwork to start. Started to approve shop drawings. Work has been completed on refurbishing /replacement of two of the electrical boxes.
- 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.

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- BI 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
		N/A	N/A	Yes	Yes	Revised- 6/6/23
		N/A	N/A	Yes	Yes	Under Review
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		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

Beckmeyer Engineering, P.C.

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

Authority Engineer August 31, 2023

New Business: the Secaucus MUA received the peak performance award.
Chairman Fred Vogel's term was not renewed, he will no longer be serving on the board of Commissioners.

Old Business: None

Public Comments: None

A motion was made at 6:40 p.m. to adjourn the meeting by F. Vogel, second by D. Manderano.
All in favor 3-0-0.