

READINGTON TOWNSHIP BOARD OF HEALTH MEETING

July 20, 2011

Chair William C. Nugent called the meeting to order at 7:11p.m. and announced that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

Attendance Roll Call:

Christina Albrecht	absent	William C. Nugent	present	Wendy Sheay	absent
Jane Butula	present	Tanya Rohrbach	present	Donna Simon	present
Beatrice Muir	absent				

Also Present: Board of Health Engineer, Ferriero Engineering, Inc. representative Joe Kosinski
Hunterdon County Dept. of Health – Debra Vaccarella

A. APPROVAL OF THE MINUTES

1. Minutes of March 16, 2011.

Deferred.

2. Minutes of June 15, 2011. (-Sheay vote).

A **MOTION** was made by Ms. Butula to approve the minutes. The motion was seconded by Ms. Simon.

Ms. Butula asked that 1.) on pg. 8 of 10, the beginning of the testimony for Lot 54.11 be highlighted.

2.) Pg. 9 of 10, the wording in the motion for 54.11 regarding the replacement not being optional be verified.

On roll call vote, the following was recorded for approval of the 6/15/11 minutes:

Ms. Albrecht	Aye	Ms. Rohrbach	Aye		
Ms. Butula	Aye	Ms. Simon	Aye	Chair Nugent	Aye

B. CORRESPONDENCE

1. **Suspected Hazardous Discharge Notification** letter dated 6/4/11 regarding oil fuel #2.
2. **Block 91/Lot 4 – The Elm Group** –dated 7/7/11.
3. **HCDH LINCS** – dated 6/21/11 – Public Health UPDATE – Increase in Measles Cases – 2011. (*e'd 6/21/11*).

C. SEPTIC REPAIRS

There was some discussion as to this information being available on the Hunterdon County Dept. of Health website. Ms. Vaccarella stated that if someone came in with an alteration on a site, and there was a history on the property, they would make the board aware of it. www.co.hunterdon.nj.us/health.htm

D. OLD BUSINESS

E. NEW BUSINESS

1. Hunterdon County Operation Cooperation, 9/10/11.

Ms. Vaccarella noted that this exercise is on evacuation and sheltering.

2. Feral cats.

Ms. Beth Comitas, Animal Control Solutions spoke to the board regarding a recent incident in the township regarding feral cats. A complaint regarding feral cats on a property resulted in the removal of sick kittens from the property. Their concern is that the rest of the cats on the property are properly cared for including rabies vaccinations, medical care and feeding.

There was some discussion of the enforcement of animal control, including licensing of cats. Some other townships have adopted ordinances to regulate the feeding of feral cats and wildlife. The SPCA has the authority to issue a summons if it is warranted.

Ms. Comitas stated that Mr. Dodd, Animal Control Solutions would contact the board and provide them with examples of ordinances that have been passed.

Ms. Vaccarella stated that there are other townships with strong farming communities such as Readington, and there has not been negative feedback regarding the enforcement of animal ordinances.

Ms. Comitas stated there is the option of group licenses, which would enable farmers to license multiple cats for a reasonable fee.

Chair Nugent asked Ms. Petzinger if the farming community attends the free rabies clinics.

Ms. Petzinger stated that there are usually a few residents with multiple cats attending the clinics. The group

license is a good idea for farming residents, and would be more readily accepted than individual licensing. There was some discussion about low cost spaying/neutering.

F. APPROVALS

Category A. – Single Lots

Time heard: 8:11 p.m.

1. Block 42/Lot 8.15 – Bayer-Risse Engr., Johnston, Old Farm Road.

Escrow fees paid 6/22/11, ck#1833, \$750.00.

Mr. Bill Jupinka, NJ licensed engineer, Bayer-Risse Engineering appeared before the board. The application before the board for Block 42/Lot 8.15 is a septic alteration for an existing 3 bedroom dwelling with no expansion or change in use. The existing system is roughly 40-45 years old, a small tank and 3 clay tile trenches which are sludged and deteriorated in bad condition. Soil testing was done near the rear of the property in an area outside of any wetlands or wetlands transition areas, and 100' setbacks from wells or disposal systems. A series of soil tests indicated that the soil conditions are 5 – 6' of silt loam underlain by very permeable shale. A basin flood at 10' had both fillings done in one day, rapid drainage. There was no mottling or seepage within the soil profiles. A gravity distribution soil replacement system is proposed, the entire system is being revamped from the storage tank to the field.

The tank will be a 2 compartment 1,000 gallon septic tank with an effluent filter.

Ms. Butula asked what was being done to educate the homeowners regarding the effluent filter.

Mr. Jupinka stated basically they explain why it is used and how to maintain it.

There was some discussion of the depth of the basin flood, which was done at 10'.

Chair Nugent asked if there were any other questions regarding this proposed system.

There were no questions from the board.

A **MOTION** was made by Ms. Butula for approval for Block 42/Lot 8.15, 3 bedroom residence at Old Farm Road, Readington Twp. The map is named Septic System Alteration Design for Robert and Dawn Johnston, Block 42/Lot 8.15 on Old Farm Road, Readington Twp., Hunterdon County, NJ, pages 1 – 10, prepared by Stephen M. Risse, Professional Engineer, dated 5/15/11. Surveys are by Robert MacEldowney, 4/30/87; topographical by Charles Saladin, 6/15/11. Report from HCDH, 6/28/11. This is an alteration with no expansion, soil replacement, bottom lined gravity distribution disposal bed system. For the primary, done 6/8/11, soil log 608-1 @ 120", no mottling, no seepage, no hydraulically restricted horizon. Soil log 609-4 @ 126", no mottling, no seepage, no hydraulically restricted horizon. Permeability is basin flood 608-1, 6/8/11 - 6/9/11 @ 120", passing, regional zone is determined by the depth of the soil logs to 126".

This motion was seconded by Ms. Simon, on roll call vote, the following was recorded:

Ms. Butula	Aye	Ms. Simon	Aye
Ms. Rohrbach	Aye	Chair Nugent	Aye

Time heard: 8:20 p.m.

2. Block 57/Lot 3.01 – Bayer-Risse Engr., Neiss, Forty Oaks Road.

Escrow fees paid 6/22/11, ck#492, \$750.00.

Mr. Bill Jupinka, NJ licensed engineer, Bayer-Risse Engineering appeared before the board. The application for Block 57/Lot 3.01 is an alteration for an existing 3 bedroom dwelling, no expansion or change in use. The existing system consists of 3 clay tile laterals, more than 40 years old, there is some deterioration, but is still functioning. The home is for sale, so the system is being revamped. Testing was done on the side of the property, outside of any wetland transition areas, and outside of the separation of 100' to any neighboring wells or septic systems. The soils testing consisted of basin flood and soil log, about 5' of silt loam underlain by very permeable shale. Mottling was encountered, the highest at 48", positive basin flood, both fillings in one day, drained at 7'. It is a mounded system, about 2.5' above the ground surface, the system will be revamped with a new 1,000 gallon tank, 2 compartment with an effluent filter, it also includes a pump tank with the required deed notice.

Chair Nugent asked if the homeowner was aware of the pump system, deed restriction requirements.

Mr. Jupinka stated yes he is.

Chair Nugent asked if there were any other questions regarding this proposed system.

There were no questions from the board.

A **MOTION** was made by Ms. Butula for approval for Block 57/Lot 3.01, 3 bedroom residence at 1 Forty Oaks Road. The map is named Septic System Alteration Design for George Neiss, Block 57/Lot 3.01, Readington Township, Hunterdon County, NJ, pages 1 - 11. This was prepared by Theodore H. Bayer, Professional Engineer, dated 6/16/11. Surveys are by Richard Zinn, dated 10/14/08; topographical by Charles Saladin, 6/16/11. Report from HCDH, 6/29/11. This is an alteration, no expansion, mounded soil replacement pressure distribution disposal field. For the primary, testing was done 6/14/11, soil log 614-1, @ 120", mottling @ 48 - 56", 56 - 66", no seepage, no hydraulically restricted horizon. Soil log 614-2, @ 120", mottling 50 - 60", 60 - 72", no seepage, no hydraulically restricted horizon. Permeability is basin flood 614-1, 6/14/11 @ 84", passing, regional zone is determined by the depth of the soil logs to 48". This is a pump system with the deed restriction filed at the Hunterdon County Clerk's office.

This motion was seconded by Ms. Rohrbach, on roll call vote, the following was recorded:

Ms. Butula	Aye	Ms. Simon	Aye
Ms. Rohrbach	Aye	Chair Nugent	Aye

Time heard: 8:35 p.m.

3. Block 71/Lot 6 – Bayer-Risse Engr., Powers, Deerpath Road.

Escrow fees paid 6/22/11, ck#131, \$750.00.

Mr. Bill Jupinka, NJ licensed engineer, Bayer-Risse Engineering appeared before the board. The plan for Block 71/Lot 6 is an alteration for an existing 3 bedroom dwelling, with no proposed expansion or change in use. A single clay tile lateral exists there now, and it is undersized and cannot operate to capacity. The home is for sale, and the applicant requested that they size the system large enough to support a 4 bedroom dwelling. The soils tests for both primary and reserve are outside of any wetlands or wetland transition areas, does not encroach upon the 100' well setback or 50' from neighboring disposal systems. The entire system will be revamped with a 1000 gallon tank, 2 compartment, with an effluent filter. It is a gravity, soil replacement system with successful basin floods in both the primary and reserve, all fillings done in one day, no mottling. There was seepage in one log at 130" but was well below any design depth.

Chair Nugent asked if there were any other questions regarding this proposed system.

There were no questions from the board.

A **MOTION** was made by Ms. Butula for approval for Block 71/Lot 6, existing 3 bedroom residence. This motion is for only a 3 bedroom. The map is entitled Septic System Alteration Design for Robert Powers, Block 71/Lot 6, Readington Twp., Hunterdon County, NJ, dated 6/13/01, pages 1 - 10, prepared by Stephen M. Risse, Professional Engineer. The surveyor was Charles Saladin, 6/2/11. Report from HCDH, 6/29/11. This is an alteration with no expansion, soil replacement bottom lined gravity distribution system. For the primary, soil log 525-1, done 5/25/11, @145", no mottling, no hydraulically restricted horizon, seepage @ 130". Soil log 525-2, @ 123", no mottling, no hydraulically restricted horizon, no seepage. Permeability test is basin flood 525-1, 5/25/11, reference log 525-2 @ 8", passing, regional water for the primary is determined by soil log 525-1 @ 130". For the reserve area, soil log 525-3, 5/25/11, @ 120", no mottling, no hydraulically restricted horizon, no seepage. Soil log 525-4, 5/25/11, @ 125", no mottling, no hydraulically restricted horizon, no seepage. Permeability test is basin flood 525-2, 5/25/11, reference log 525-3 @ 8", passing. Regional water for the primary is determined by soil log 525-4 @ 125".

This motion was seconded by Ms. Simon, on roll call vote, the following was recorded:

Ms. Butula	Aye	Ms. Simon	Aye
Ms. Rohrbach	Aye	Chair Nugent	Aye

The following applicant has withdrawn from the agenda:

4. Block 70/Lot 31.37 – Biggs Engr., Larkin, Hoagland Rd.

Escrow fees paid 4/19/11, ck# 8653, \$750.00.

Previously scheduled, withdrawn 5/18/05.

Time heard: 8:47 p.m.

5. Block 46/Lot 16 – Doug Fine, Bennett, Route 523.

Escrow fees paid 5/24/11, ck#8050, \$750.00.

Mr. Doug Fine, licensed engineer in NJ appeared before the board. This application is on Route 523, # 672.

The proposal is to raze the 4 bedroom dwelling, and construct a new home further back off the road. The existing

system will be completely abandoned, the existing well will be utilized. 8 weeks of groundwater monitoring was performed in accordance with the ordinance, and a septic system design has been presented for the proposed system. The primary area was tested and designed in the vicinity of soil log 3, and soil log 5. Within soil log 3 a basin flood test was performed on 1/26/11. The full depth of the excavation was 130", 103" refusal was demonstrated as a massive rock substratum. An excessively coarse horizon of clay loam underlain by shale based the regional zone of saturation on the mottling that was found in soil log 3 at 51". Soil log 5 was excavated on 1/27/11, to a depth of 86", mottling was found at 38", that was recorded as the regional zone of saturation. 8 weeks of groundwater monitoring was performed within that profile pit. The highest groundwater recorded was 51", but 38" is the highest groundwater table. In the reserve area, soil logs 7 and 8, soil log 7 a pitbail test was performed on 3/3/11, groundwater was encountered, seepage was at 77", the highest mottling at 36" established that as the regional zone of saturation. Soil log 8 also recorded 3/3/11, at 110", seepage was at 36", established that as the regional zone of saturation, was standpiped for 8 weeks of monitoring, the highest groundwater observed was up to 56". The mottling at 36" is the highest regional groundwater. This system is designed for the proposed 4 bedroom dwelling, a 1300 gallon 2 compartment septic tank with effluent filter followed by a 1250 gallon pump dosing tank is proposed, requiring a pump and the associated deed restriction and maintenance. Regarding the dosing, a time dosing panel rather than demand dose is proposed which spreads the flow out over 24 hours. There was some discussion of the pump system using a generator during an electrical outage. There was some discussion of corrections regarding the page numbers of the plans, and the language regarding neighboring wells or septic systems.

Mr. Fine stated that there are no wells located within 100' and no offsite disposal fields within 50' of the proposed disposal field, primary and reserve areas.

Chair Nugent asked if there were any other questions regarding this proposed system.

There were no questions from the board.

A **MOTION** was made by Ms. Butula for approval of Block 46/Lot 16, 672 Route 523, Whitehouse Station, NJ.

The applicants are Larry and Suzanne Bennett. This is new construction, there is a structure on the property, will be demolished and there will be construction of a new 4 bedroom. The map is entitled Septic System Design Block 46/Lot 16, Readington Twp, Hunterdon County, New Jersey for Larry and Suzanne Bennett, 672 Route 523, Whitehouse Station, NJ 08889, dated 5/11/11, revisions 6/7/11, 6/24/11, 6/27/11, prepared by Doug Fine, P.E. There are 2 surveys David Newton, 1/20/11 and John Vaida, 4/22/11. Ferriero Engr. reports are dated 6/7/11, 6/22/11, 7/6/11. Correspondence from D. Fine is dated 6/8/11, 6/24/11 and from Q.C. Labs water potability dated 6/14/11 from the existing well which they will be using, the test is passing. This is a proposed select fill pump system with time dosed controls. For the primary, soil log 3, 1/26/11, @ 103", mottling 51" and below, no hydraulically restricted horizon, no seepage. Soil log 5, 1/26/11, @ 86", mottling 38" and below, no hydraulically restricted horizon, no seepage. Permeability test is basin flood 3, @ 6.42', 1/26/11 – 1/28/11, passing. In season ground water monitoring from 1/28/11 – 3/18/11, the highest reading was 51" in soil log 5 on 2/18/11. Regional zone is determined by the mottling in soil log 5 @ 38". For the reserve, soil log 7, 3/3/11, @ 99", mottling 36 - 99" and below, no hydraulically restricted horizon, seepage 77" and below, after 24 hours, seepage @ 76.75". Soil log 8, 1/26/11, @ 110", mottling 36" – 110" and below, no hydraulically restricted horizon, seepage 100" and below, the 24 hour reading 101.5". Permeability test is pit bail 7, @8.25', 3/3/11, results 1.59"/hour. In season ground water monitoring from 3/4/11 – 4/22/11, the highest reading was 56" in soil log 8 on 3/25/11. Regional ground water is determined by the mottling in soil log 7 and 8 @ 36". Wetlands and water evaluation from Bryan Cramer, 6/8/11, summarized the investigation was done in 11/2010 concluding that freshwater wetlands, state open waters and associated buffers and transition areas are not located on the subject property. Wetlands are located on the adjacent properties as illustrated, and would likely be classified as intermediate resource values and be assigned a 50' wetland transition area by the NJDEP. This system will use a pump with the deed restriction and maintenance requirements.

This motion was seconded by Ms. Simon, on roll call vote, the following was recorded:

Ms. Butula	Aye	Ms. Simon	Aye
Ms. Rohrbach	Aye	Chair Nugent	Aye

Category B. – Subdivisions

Time heard: 9:25 p.m.

1. **Block 38/Lots 54, 74 & 75 – James R. Frace, Renda Subdiv. Pearl St. & Ridge Rd.**

Escrow fees paid 12/20/06, Ck# 849 \$500.00.
Escrow fees paid 12/22/06, Ck# 857 \$1000.00.
Escrow fees paid 9/19/07, Ck# 1037 \$1500.00.
Escrow fees paid 7/13/09, Ck# 1470 \$1500.00.
Escrow fees paid 3/15/11, Ck# 1794 \$1500.00.
Previously heard 4/20/11, 5/18/11, 6/15/11.

Time heard 9:25 p.m.

Chair Nugent stated that they would begin with Lot **54.01**.

Mr. Robert Templin, licensed engineer in NJ appeared before the board. At the last meeting, the board was reviewing the ground water readings for Lot 54.01, indicating that there was surface water running into two of the soil logs at the standpipes, during the week of 2/3/06, as noted on the witness report. The board requested that the applicant provide rainfall data for that time, which has been provided to the board, particularly for the date the soil log was read, 2/3/06, there was a little over ½” of rainfall just prior to the reading during the early morning hours. Just prior to that there was ½” of rain at the end of January which brought the readings up to 15” in soil log 68 and 69” in soil log 22. 2 additional weeks of ground water readings were added to see what the regrading would do, and they found that the readings dropped from 15” in soil log 68 to 87”, and from 22” in 69 to 89” after 8 weeks. Some significant rainfalls after regrading which would show that the readings on the reports are representative of the highest ground water readings in each of the soil logs. On 2/11/06 and 2/12/06, there were 4/10” of rain and the water table fell 1” during that week. During week 6, 3/3/06 there was 1/3” rainfall and the water level fell 13”, week 8 there was 1/3” of rain, 3/17/06, dropped 80”. The final week there was ¼” of rain and it dropped 87”. The same is representative of soil log 69, so it is his opinion that the readings for 2/3/06 were impacted by the surface water running into the standpipes and is not representative of the ground water in that area.

Chair Nugent asked Mr. Templin if it was his contention that the 1/3/06 rainfall of 56” contributed to the readings of 15” in soil log 68, and 22” of soil log 69 ?

Mr. Templin stated it was the grading at the soil log that is the problem, not the ½” of rain.

Chair Nugent asked if it was the grading, why didn't it cause problems on the 29th?

Mr. Templin stated that the readings were taken on the 27th of January, prior to the .3” of rain.

Chair Nugent noted that BOH witness Jim Chalupa provided the following information “ On 6/24/11, I walked the area in question. What I remembered was that the area around the soil logs lacked ground cover, and that the track hoe created ruts that ran towards the piped logs. A heavy rain caused the surface water to run directly into the test logs producing the high ground water levels. I had Mike Renda regrade the area to divert the surface water. Jim Frace requested groundwater monitoring to be extended an additional 2 weeks. We recorded 8 weeks of groundwater readings after the surface regrade”.

Chair Nugent noted that the Spruce Run reading was presented, in addition to .64” on 2/3/06 in Somerville, NWS.

There was some discussion of rainfall, and the overall rise in groundwater.

Chair Nugent asked if there were any other questions regarding this proposed system.

There were no questions from the board.

A **MOTION** was made by Ms. Butula for **approval** for proposed Lot **54.01** for a proposed 5 bedroom dwelling, Block 38/Lot 54-74-75; new construction, major subdivision. The map is Onsite Wastewater Disposal Plan for Major Subdivision, Lots 54, 74 and 75, Block 38, Readington Township, Hunterdon County, New Jersey, dated 10/12/06, revisions 6/18/07, 7/25/08, 2/3/09, 12/21/09, 6/25/10, 11/2/10, 5/5/11 prepared by Debra D'Amico, a licensed professional engineer in NJ. The surveyor is Thomas Strong, licensed professional land surveyor, topographical is 3/8/10, dates 5/24/07, 10/20/08, 1/11/10, and 3/8/10. Ferriero Engineering reports are dated 3/30/07, 10/1/07, 11/24/08, 8/20/09, 10/21/10, 11/17/10, 1/10/11, 2/15/11, 4/4/11. For the primary, testing was performed 2/27/08, soil log 114, 120”, mottling between 60 – 72”, no hydraulically restricted horizon, seepage @ 96” and below. Groundwater testing was between 3/1/08 – 4/20/08, highest 41” on 3/15/08. Permeability is pit bail 1, @ 120” on 2/28/08, passing @ 5.79”/hour

Soil log 115, on 2/27/08, @ 120", mottling between 40 – 60", no hydraulically restricted horizon, seepage @ 84" and below. Groundwater testing was between 3/1/08 – 4/20/08, highest 38" on 3/21/08. Regional water is determined by the 38" level on 3/21/08. For the reserve, soil log 68, 1/25/06, @ 120", mottling between 65 – 70", no hydraulically restricted horizon, seepage @ 72" and below. Groundwater testing was between 1/27/06 – 3/31/06, highest 48" on 2/10/06. Soil log 69, 1/25/06, @ 120", mottling between 48 – 67", no hydraulically restricted horizon, seepage @ 66" and below.

Permeability is pit bail 1, @ 120" on 1/26/06, passing @ 1.5"/hour

Groundwater testing was between 1/27/06 – 3/31/06, highest 45" on 2/10/06. Regional water is determined by the 45" level on 2/10/06. There were issues with 2 previous higher level groundwater readings, the applicant provided rainfall readings for extensive periods during this time, testing was extended by 2 weeks. Testimony from BOH witness Mr. Chalupa was that he remembered the area around the soil logs lacked ground cover and the track hoe created ruts that ran towards the pipe logs and ran directly into the test logs producing higher groundwater levels.

The LOI dated 11/9/05, case # 1022-05-0004.1 (FWW-050001). The extension was granted 2/28/11, case # 1022-05-0004.1 (FWW-10001), states that the wetlands on subject property are of intermediate resource value which requires a standard transition area or buffer of 50'. The department has identified state open waters on the property, noted on the referenced plan as state open waters in 3 areas, not associated with wetlands. The state open waters are noted on the reference plan and also between the following wetland points, W35, W52, W19, W51 and W45 to the northern property line. A buffer is not required adjacent to state open waters under the Freshwater Wetlands Act but a riparian zone is required under the Flood Hazard Control Act. Referring to wetlands survey Lot 75, 74, 54 of Block 38 dated 9/29/05, revisions 5/12/04, 2/24/05, 9/29/05.

The motion was seconded by Ms. Simon, on roll call vote, the following was recorded:

Ms. Butula	Aye	Ms. Simon	Aye
Ms. Rohrbach	Aye	Chair Nugent	Aye

G. ADJOURNMENT

A *MOTION* was made by Ms. Butula to adjourn at 10:05 pm, seconded by Ms. Simon with a vote of Ayes all, Nays, none recorded.

Respectfully submitted:

Lorraine Petzinger
Board of Health Secretary