

READINGTON TOWNSHIP BOARD OF HEALTH

AUGUST 15, 2012

Chair William C. Nugent called the meeting to order at 7:07 and announced that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

Attendance Christina Albrecht present Robert Colburn present William C. Nugent present Wendy Sheay absent

Roll Call: Jane Butula absent Beatrice Muir absent Tanya Rohrbach present Donna Simon absent

Also Present: Board of Health Engineer, Ferriero Engineering, Inc. representative Joe Kosinski

A. APPROVAL OF THE MINUTES

1. **Minutes** of May 16, 2012. (- Rohrbach, Sheay, Simon vote).

Deferred.

2. **Minutes** of July 18, 2012. (- Albrecht, Sheay, Simon vote).

Deferred.

B. CORRESPONDENCE

1. **NALBOH** – Vaccinations - Factsheet 2012.

2. **Block 72/Lot 15.06** – **Letter dated 7/12/12** – NJDEP no further action.

3. **Block 70/Lot 27.22** – **Letter dated 7/17/12** – NJDEP no further action.

4. **Block 64/Lot 37.07** – **Letter dated 7/18/12** – NJDEP no further action.

5. **Suspected Hazardous Discharge Notification** letter dated 7/24/12 regarding gasoline.

6. **Block 10/Lot 8** – **Letter dated 7/18/12** – NJDEP – Flood hazard area applicability determination.

7. **HCDH LINCS** - **NJ Dept of Health** – letter dated 7/20/12 – NJIIS reporting requirements.

8. **HCDH LINCS** - **8/3/12** – Arboviral Testing in NJ.

9. **HCDH LINCS** – **Advisory dated 8/3/12** – Increase in Influenza A H3N2v Virus Infections in 3 States.

10. **Block 9/Lot 12** – **Letter from Kleinfelder** - regarding UST removal notification.

Chair Nugent asked that the County be copied on this.

C. OLD BUSINESS

There was no old business.

D. NEW BUSINESS

There was no new business.

E. APPROVALS

Category A. – Single Lots

time heard: 7:10 pm

1. **Block 73/Lot 3.34** – **Hoffman, Vitale, Clark Court.**

Escrow fees paid 6/7/12, #109, \$750.

Mr. Kurt Hoffman, Kurt Hoffman Engineering, licensed engineer in New Jersey appeared before the board.

This application for Block 73/Lot 3.34 is for an existing 4 bedroom dwelling which is experiencing some septic issues when the water table is high. The homeowner is being pro-active and wishes to replace the system with a functional system. Three soil logs were performed, soil logs 1, 2, and 3 and a pit bail was performed in soil log 2. Also on the map is TP1 which is test pit 1 in the front of the property. A second septic tank will be added to the system, it will be via gravity to the new disposal area utilizing soil log 2, pit bail 2 and soil log 3 for the design. The system requires waivers, the toe of slope which is a County policy at 10' off of the property boundary is only 4' off of the boundary. The second waiver they are looking for is distance to the well, which is situated almost in the center of the property. The 50' and 100' well circles are indicated on the map. They are outside the 50' well circle and 55' from the existing well not the required 100'. The only portion of the property outside the 100' in his opinion would have been the front of the property which is why test pit 1 was done but with no permeability so that area was ruled out. Well information indicates that there is 50' of casing in the existing well. The water was tested by Nelson Analytical for total coliform which was absent. The board was provided with a survey of the property. Adjoining property owners were noticed.

Chair Nugent asked if there was anyone present in the audience that wished to address this application?

There was no response.

Chair Nugent asked if regarding the well test, nitrates should have been tested for?

Mr. Hoffman stated that after checking with Ms. Vaccarella at the County, they decided to just test for coliform.

Chair Nugent stated just as an observation for the future, because of the proximity to the septic, testing for nitrates may be a good idea.

There was some discussion of the class rating test.

Mr. Hoffman stated that it may have been overkill, he did the test to prove that they didn't have a K0 soil, that they didn't have an artesian condition.

Chair Nugent asked about the existing 1,000 gallon tank indicated on the map, and a 1,000 gallon concrete tank. Is a tank being added or replaced? And is a filter included?

Mr. Hoffman stated they are adding a tank to be more in conformance with the 2 compartments. The filter is included in the drawing, the Tuf-Tite 6" effluent filter. The homeowner is aware of the maintenance, and has been advised to check the filter at a 6 month interval initially to determine whether or not that timeframe is sufficient for determining when the filter may clog.

Mr. Hoffman read into the record, adjoining wells if found within 150' of the proposed disposal system have been located on the plan. All septic and wells were located and there are no septic or wells within 150'.

Chair Nugent asked about Form 2b for soil log 3, the line indicating depth inches is 110", and the machine refusal is 108". And in reference to pit bail test 1, was that annotated correctly?

Mr. Hoffman stated that should be 108", not 110". There was only 1 pit bail test which took place in soil log 2 and should have been annotated as pit bail 2. There were no basin floods performed.

Chair Nugent stated that this will be noted as PB 2.

Chair Nugent noted that this is a gravity feed non-pump proposed design. Also, the engineer has supplied copies of the survey for each board member.

Chair Nugent asked if there were any comments or questions from the board.

There was no response.

A **MOTION** was made by Ms. Rohrbach for approval of Block 73/Lot 3.34, an alteration with no expansion. This applicants are Ernest and Clare Vitale, 27 Clark Court, 4 bedroom residence. The map is Septic Design for Ernie Vitale, 5/25/12, revisions 6/1/12, 6/7/12, prepared by Kurt Hoffman Engineering, LLC. Correspondence from the County is dated 6/6/12; Nelson Analytical well test results dated 6/27/12 indicating the coliform meets the standards; wetlands investigation 5/3/12 by Jeff Tariela indicated that there are no wetlands on the property. This is a proposed mounded system, soil replacement, gravity flow, no pump required. For the primary, soil log 2, 5/1/12, @ 110", seepage @ 84", mottling @ 40". Soil log 3, 5/1/12, @ 108", seepage @ 82", mottling @ 42". Pit bail 2-2, 5/2/12 in soil log 2 to 105.5", results 1.9"/hour. The regional ground water was 40" due to mottling in soil log 2. Form 2b will be revised to indicate the depth of soil log 3 @ 108". 2 variances are requested, the disposal bed is only 55' from the existing well, and 100' is required; the toe of the mound will only be 4' from the property line, and 10' is required. The variances are approved. The engineer has notified all the neighbors within 200'. There will be an effluent filter on the system, the homeowner has been advised to perform maintenance on the filter every 6 months initially.

This motion was seconded by Mr. Colburn. On roll call vote the following was recorded:

Ms. Albrecht Aye Mr. Colburn Aye Ms. Rohrbach Aye Chair Nugent Aye

time heard: 7:40 pm

2. Block 14/Lot 1 - Yannaccone, Schley, Island Road.

Escrow fees paid 5/4/12, #1449, \$750.

Mr. Greg Yannaccone, Yannaccone, Villa & Aldrich, LLC and licensed engineer in New Jersey, Connecticut and Massachusetts appeared before the board. This application is for a farm property at 35 Island Road, Lot 1/Block 14. There are a number of structures on the property. They are proposing a new septic system on the property which will incorporate uses on the property now, and will allow for the expansion of one of those uses on the property in the future, specifically a horse arena that the septic system is near. The building was done last year and now they would like to incorporate the bathrooms for the arena and the staff. The maximum number of riders is 20 per day. They have planned on the use maximum being 40 per day, allowing for future growth. The results of the soils testing was sandy loam, the property has river frontage which probably collected there when glaciers melted. The result was good pit bail results, ground water readings are summarized on the plan

sheet 1 which is in front of the board. In the primary area, the pit bail was 120", rate of 2.3"/hour, mottles @ 40 – 48" ; reserve was 124", rate of 3.6"/hour, mottles @ 44 – 48" . The shallowest ground water readings were collected through January 2012 and February 2012, shallowest reading was 27" in the primary area and 72" in the reserve. Because of where the bathroom is located, how flat the site is a mounded pump system will be required. There are no wetlands on the property. Along the banks of the stream, about 360 – 370' away there were some wetlands, but they are well removed from that.

There was some discussion procedurally of the applicant submitting all data including revisions through the Board of Health office first.

Chair Nugent asked about the well indicated on sheet 2 that serves the apartment and the existing barn and its (cesspool ?) proximity, and if that was the system that would be abandoned ?

Mr. Yannaccone stated that the components on the farm are different ages, which seems to be an unknown as to what is out there. The system in question was the one that they advised the applicant to abandon. The applicant hasn't provided any well data.

Chair Nugent stated that because they are eliminating the concern, they wouldn't require a well test before an approval, however it would be strongly recommended that a well potability test be performed on the well and a copy of said test be provided to the board. In light of the possible age, unknowns and the fact that that potable well will continue to service both the 1 bedroom apartment and the barn and new indoor arena.

Mr. Yannaccone stated that that is an excellent idea, and will be recommended to the owner.

Chair Nugent asked if an effluent filter was included in addition to the pump ?

Mr. Yannaccone stated yes, when they were putting the plan together for the initial submission they had the septic solids retainer. They are in favor of the actual filter and their detail has included the filter, instead of just the septic solids retainer.

Mr. Kosinski stated that the filter has to be included now. The problem is that they incorporated septic solids retainers into the new code but none of the septic solids retainers currently available on the market bear the certification of NSA. They didn't want to exclude them, so they included in the code and once they get NSA certification they will be permissible, but right now they're not.

Mr. Yannaccone stated they would put an effluent filter in, minimum diameter 6".

Mr. Kosinski stated they would recommend the 6" and for the use they are intending, perhaps even a 12", this is primarily a commercial application with flushing toilets and very little grey water.

Chair Nugent stated that the board needs testimony that the owner is aware of, or will be made aware of the maintenance involved in this filter.

Mr. Yannaccone testified that he would tell the owner and also provide that information in writing to the owner that regular maintenance is required, specifying the initial 6 month suggested timeframe.

There was some discussion of the exact street address of this property. The witness data gives 31 Island Road as the address. Block 14/Lot 1 is known as 35 Island Road.

Ms. Albrecht confirmed the survey date of 6/4/12.

Mr. Colburn stated they are going under the driveway with schedule 40 pipe, would they consider schedule 80? and how far is it from the flood plain?

Mr. Yannaccone stated that that is an excellent idea, even though the schedule 40 is down 4', he would agree that the 2" schedule 40 is laid in a 4" sleeve in case it ever needed to be pulled. They would change it to schedule 80. The distance to the flood plain is 370' from the septic field and about 190' from the building.

Chair Nugent asked if there were any comments or questions from the board.

There was no response.

A **MOTION** was made by Ms. Albrecht for approval for Block 14/Lot 1, Schley, 35 Island Road. The map is entitled Schley Project, Lot 1/Block 14, Township of Readington Hunterdon County, NJ, by Gregory E. Yanaccone, NJPE, with Yannaccone, Villa & Aldrich, LLC dated 3/11/12, revised 6/4/12. A boundary and topographic survey shown on the plans was done under the supervision of Christopher Aldrich on 3/22/12, revised 6/4/12.

Ferriero Engineering reports are dated 5/14/12, 6/13/12. Correspondence from Gregory E. Yanaccone dated 6/5/12; Environmental Technology dated 6/6/12. This is an alteration for new construction of a barn. For the primary, soil log 1 was done 10/17/11, @ 144", mottling 40 – 72", seepage @ 120" – 132"; soil log 2 132", mottling 48 – 74", seepage @ 118" – 132". Permeability test was pit bail 1A performed on 10/17/11, 120", result of 2.3"/hour.

In season ground water monitoring was performed from 1/6/12 – 2/24/12 in soil log 1, lowest reading 27” on 1/13/12. For the reserve area, soil log 3 was done 10/17/11, @ 144”, mottling 48 - 80”, seepage @ 120” – 130”; soil log 4 @ 134”, mottling 44 – 72”, seepage @ 98” – 130”. Permeability test was pit bail 3A performed in soil log 3 on 10/17/11, result of 10.4”, and 3.6”/hour. In season ground water monitoring was performed from 1/6/12 – 2/24/12 in soil log 3, lowest reading 72”. The regional water was 27” on 1/13/12.

A wetlands transition area investigation and site inspection was performed on 3/22/12, a letter dated 6/6/12 from ETI Environmental Consultants.

This is a pump system, the engineer has testified that a letter will be sent to the applicant regarding regular maintenance of the effluent filter beginning at 6 months, and then every 6 months thereafter. The sleeve detail on the effluent filter will be a schedule 80 pipe. The board recommends that a well test be done.

The motion was seconded by Mr. Colburn. On roll call vote the following was recorded:

Ms. Albrecht Aye Mr. Colburn Aye Ms. Rohrbach Aye Chair Nugent Aye

Mr. Yannaccone thanked the board.

F. ADJOURNMENT

A *MOTION* was made by Ms. Rohrbach to adjourn at 8:15 pm, seconded by Mr. Colburn with a vote of Ayes all, Nays none recorded.

Respectfully submitted:

Lorraine Petzinger
Board of Health Secretary