

**READINGTON TOWNSHIP BOARD OF HEALTH**  
**July 16, 2014**

Chair William C. Nugent called the meeting to order at 7:02 p.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	present	7:22 pm	Beatrice Muir	absent	Tanya Rohrbach	present
Jane Butula	present		William C. Nugent	present	Wendy Sheay	absent
Robert Colburn	present					

**Also in attendance:** Division of Public Health – Deb Vaccarella

**Not in attendance:** Board of Health Engineer – Ferriero Engineering

**A. APPROVAL OF THE MINUTES**

**1. Minutes of 4/16/14.** *(-Muir, Rohrbach, Sheay vote).*

A motion was made by Mr. Colburn for approval of the 4/16/14 minutes, seconded by Ms. Butula.

On roll call vote the following was recorded:

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

**2. Minutes of 5/21/14.** *(-Butula, Muir vote).*

A motion was made by Ms. Rohrbach for approval of the 5/21/14 minutes, seconded by Mr. Colburn.

On roll call vote the following was recorded:

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

**3. Minutes of 6/18/14.** *(-Albrecht, Rohrbach, Sheay vote).*

*Deferred.*

**B. CORRESPONDENCE**

- 1. Suspected Hazardous Discharge Notification** letter dated 6/7/14 regarding oil heating 2.
- 2. Block 15/Lots 16 – NJDEP – no further action** letter.
- 3. NJDEP letter** regarding LOI for LEIDY SOUTHEAST EXPANSION PROJECT.
- 4. NJDEP – Freshwater wetlands, Flood Hazard Area Ind. Permits and Flood Hazard Area Verification.**

**C. OLD BUSINESS**

- 1. Financial Disclosure Forms – All forms should be in.**

**D. NEW BUSINESS**

- 1. Readington Township Board of Health Ordinance updates and Noticing Requirements.**

*There was some discussion of revisions and updates to the existing BOH regulations.*

**E. APPROVALS**

*Time heard: 7:25 p.m.*

- 1. Block 51/Lot 24 – Bayer-Risse Engr., Luftglass, 103 Rockafellows Mill Rd.**

Escrow fees paid 6/13/14, ck. #1433, \$750.00

Mr. Bill Jupinka, NJ licensed engineer, Bayer-Risse Engr. appeared before the board. This application is an alteration for an existing 4 bedroom dwelling, no expansion. The existing system is malfunctioning due to age and is a deteriorating metal septic tank and collapsing lateral clay pipes. The home is for sale, and the entire system is being revamped. A new 1,000 gallon 2 compartment septic tank with effluent filter is proposed. The proposed system will require a pump tank. The location of the system is free of any wetlands or wetland transition areas, there are no neighboring disposal systems within 50' or neighboring wells within 100'. The applicant is aware of the deed requirements and the effluent filter maintenance.

Chair Nugent asked if there were two existing tanks?

Mr. Jupinka stated yes, there may have been one for grey water, they are replacing both with one 1,000 gal. tank.

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

There were no questions .

A **MOTION** was made by Ms. Butula for approval as follows:

Block: 51 Lot: 24

Street location: 84 Dreahook Road # of Bedrooms: 4

Name of owner: Suzan Luftglass c/o Henry Kane

Map Title: Septic System Alteration Design For Suzan Luftglass , BL 51, LT 24, Readington Township Hunterdon County, NJ

# Pages(map): 1 - 11

Map Date: 6/4/14; Map Revisions: 0

Prepared By: Stephen M. Risse, P.E.

Survey(s): Location: Eldon D. Allen, 10/10/1996

Topographical: Charles E. Saladin, 5/2014

Report(s): Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 6/23/14

Proposed System Specifications: Proposed alteration with no expansion, mounded soil replacement, pump, pressure distribution system, 1000 gallon 2 compartment tank, effluent filter.

Soil testing results: 5/20/14, Soil log 520-1, @ 103", no mottling, no seepage. Soil log 520-2, @ 120", mottling @ 54 – 72", no seepage. Permeability was basin flood 520-1, 5/20/14, @ 84", positive results. Regional water is determined by soil log 520-2, mottling @ 54". A waiver is granted for the installation of the pump, the engineer has testified that the applicant is aware of the deed restriction requirements of filing a deed restriction recorded at the County Clerk's office, and a copy returned to the BOH office within 90 days. The homeowner is also aware of the effluent filter and maintenance.

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

There were no questions or comments.

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

Ms. Albrecht Aye Mr. Colburn Aye Chair Nugent Aye

Ms. Butula Aye Ms. Rohrbach Aye

*Time heard: 7:40 p.m.*

## **2. Block 56/Lot 14 – Parker Engineering, Adams, 128 Pulaski Road.**

Escrow fees paid 6/26/14, ck. #1047, \$750.00

Mr. Steve Parker, NJ licensed engineer, Parker Engineering appeared before the board. This application is for an alteration to a malfunctioning septic system as the result of a home sale and an inspection of the septic field. There is no expansion proposed for the 3 bedroom home, the design is for a 3 bedroom home. The proposed system includes a pump because the only suitable area for the location is uphill from the house. The requirements of Readington Twp. for the pump and also an effluent filter have been discussed with the homeowner. A waiver is requested for the distance from a well to a septic tank and pump tank. Readington Twp. requires 100' of separation, the proposed system is a 73' separation.

Chair Nugent asked if the tanks were moved towards the west, would they have been able to avoid the well circle and still have the depth concern?

Mr. Parker stated you would still have the depth concern, it would just be pushing it further away, it wouldn't be a good area.

Ms. Butula asked about the first flooding at 11:53 a.m., were they there later in the day and it still was not drained, or were they all finished, and left?

Mr. Parker stated that they were out there initially, and then again at the end of the day. It hadn't drained at the end of the day so they started again the next morning and filled it up at 5:56, and it drained by the end of the day.

Chair Nugent confirmed the waiver request and the distances and noticing requirements, which were not required in this case. The well test information was requested.

Mr. Parker stated the results of the well test were provided to the board. The distance between the well and existing tank is 61', the proposed is 73'. From the well to the existing field is 76', and almost 200' away from other components.

Ms. Butula asked that Mr. Parker address General Note 27.

Mr. Parker stated that the proposed disposal bed is 50' from adjoining disposal systems and the proposed disposal bed is 100' from all wells and water courses.

Ms. Rohrbach asked what the elevation is at the well?

Mr. Parker stated he would estimate that the back of the house is about 98' and grades down toward the street. It is about 3' lower than the back of the house, so an estimate would be about 95'.

Mr. Colburn asked about the well contamination as indicated on the County application?

Mr. Parker stated that that is an error, it should not have been checked.

There was some discussion of the placement of the new tanks and disposal field, the garage/pool house with an existing bathroom and where that plumbing line is connected.

The board determined that a notation be made to the map indicating that the exact location of the septic line from the garage/pool house has not been determined, and should be verified with the owner.

Chair Nugent asked if there were any further comments/questions from the board or professionals?

There were no further comments.

A **MOTION** was made by Ms. Butula for approval as follows:

Block: 56 Lot: 14

Street location: 128 Pulaski Road # of Bedrooms: 3

Name of owner: Ms. Norma Adams

Map Title: Septic System Design for Lot 14, Block 56, Township of Readington, Hunterdon County, NJ

# Pages(map): 1 - 2

Map Date: 6/11/14; Map Revisions: 6/25/14 per HCHD review

Prepared By: Stephen E. Parker, P.E.

Survey(s): Boundary survey: John Hale, 5/18/1982

Topo Survey: Daniel Parker, 5/2014

Report(s): Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 6/30/14

Proposed System Specifications: Proposed alteration with no expansion, mounded soil replacement, pump, single compartment, 1,000gallon tank with effluent filter.

Soil testing results: 5/29/14, Soil log 1, @ 100", no mottling, no seepage, no ground water. Soil log 2, @ 97", mottling 60", no seepage, no ground water. Permeability is basin flood, BF1, @ 74", 5/29, 30/14, passing.

The regional zone of saturation determined by soil log 2, with mottling @ 60"

Testimony from the engineer and note #27. This system has a pump and effluent filter, the engineer gave testimony as to the current owner being aware of the deed restriction to be filed with the County Clerk and the recording and maintenance requirements of the effluent filter. The waiver includes the two tanks butting up to a steep slope situation. The pump tank will be 87' from the well and the septic tank 73' from the well instead of the 100' per Readington Twp. ordinance. This is an improvement from the distance of the existing septic tank to the existing well. A NJ private well testing report form dated 4/29/14, passing results has been provided. The engineer will make 2 corrections noting that everyone involved with this installation be aware of an existing septic line from the garage/pool house to the septic tank; and the County application form #8. be corrected to indicate that the system failed a septic system inspection; corrections to be submitted to the Board secretary within 5 business days.

The motion was seconded by Ms. Albrecht. On roll call vote, the following was recorded:

Ms. Albrecht Aye                      Mr. Colburn Abstain                      Chair Nugent Aye

Ms. Butula Aye                      Ms. Rohrbach Aye

*Time heard: 8:40 p.m.*

### **3. Block 69/Lot 13.26 – Parker Engineering, Jarrell, 30 Witherspoon St.**

Escrow fees paid 7/8/14, ck. #179, \$750.00

Mr. Steve Parker, NJ licensed engineer, Parker Engineering appeared before the board. This application is for an alteration for an existing home. The existing malfunctioning septic system was identified as the result of a home inspection due to the sale of the home. Testing was done on the property with basin floods, one test was abandoned because the other was draining quicker. There are no wells within 100' of the system, and no disposal systems within 50'. The proposed system is a gravity system.

Ms. Butula stated that Note #37. should be clarified, "the tank should be repaired or replaced at the discretion of the Board Engineer". The board engineer will not be involved with this, so that needs correction.

Mr. Parker stated that he would change it to "County Health Dept." , and he would ascertain that the proposed system is functioning properly. Basin flood 2 was abandoned because basin flood 1 finished first and 2 was not

necessary.

Chair Nugent asked if the existing tank would be equipped with an effluent filter? and why did the system fail? Mr. Parker stated no, they did not include it. The existing tank is at the end of its useful life, the infiltrative surface has become clogged, or slow enough to fail the home inspection. There is no evidence of breakout on the ground and the new system is designed according to state and Readington Twp. code, and with proper maintenance should function for a long time.

Chair Nugent asked if there were any further comments/questions from the board ?

There were no further comments.

A **MOTION** was made by Ms. Butula for approval as follows:

Block: 69 Lot: 13.26

Street location: 30 Witherspoon Street # of Bedrooms: 4

Name of owner: Mr. Richard Jarrell

Map Title: Septic System Design for Lot 13.26, Block 69, Township of Readington, Hunterdon County, NJ

# Pages(map): 1 - 2

Map Date: 6/24/14

Prepared By: Stephen E. Parker, P.E.

Survey(s): Boundary survey: Gregory Prochoren, 6/18/88

Topo Survey: Daniel Parker, 6/2014

Report(s): Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 7/2/14

Proposed System Specifications: Proposed alteration with no expansion, gravity, mounded soil replacement, using existing tank if acceptable and a section of the existing pipe will be used.

Soil testing results: 6/19/14, Soil log 1, @ 96", no mottling, no seepage, no ground water. Soil log 2, @ 99", no mottling, no seepage, no ground water. Permeability is basin flood, BF1, @ 72", 6/19/14, passing. The entire depth is considered by the basin flood.

Testimony from the engineer states that this tank cannot be fitted with an effluent filter. Note 38 concerns no wetlands within 150' of the installation. Page 2 of 2 are notes regarding no neighboring wells or septic within the appropriate distances. Note 37. will be revised to say the tank will be repaired or replaced at the discretion of the Health Dept., sheet 1 of 2; #8. the cause of the malfunction should be embellished and both submitted within 5 business days.

The motion was seconded by Ms. Albrecht. On roll call vote, the following was recorded:

Ms. Albrecht Aye Mr. Colburn Abstain Chair Nugent Aye

Ms. Butula Aye Ms. Rohrbach Aye

*Time heard: 8:55 p.m.*

#### **4. Block 66/Lot 19.17 – Kurt Hoffman Engineering, Srey, 12 Hendrick Road**

Escrow fees paid 7/1/14, ck. #1506, \$750.00

Mr. Kurt Hoffman, NJ licensed engineer, Kurt Hoffman Engineering appeared before the board. This application is for an existing 4 bedroom dwelling which is for sale, during home inspection it was determined that the system was not functioning properly. Test pits on the site, TP came up unfavorable. Soil logs 1 and 2 were performed at the existing location, with a pit bail in soil log 1 and was utilized for the replacement system on the property. This location is uphill of the existing septic tank and line exiting the home requiring a pump tank. It is a mounded system due to the high water table on the property. A letter from Mr. Jeff Tariela states "no freshwater wetlands, freshwater wetland transition areas or State open waters on or within 50' of the proposed disposal system. There are no septic and/or wells within 150' of the proposed field. A note on the plan indicates that the system is to be pumped every 3 years, and will be equipped with an effluent filter, currently has an existing cast iron riser with locking lid. The seller of the property has been made aware of the fact that a deed restriction is required for the use of the pump. The existing system was malfunctioning due to the bed ponding. The mound will be about 4', and there was discussion of possibly landscaping with a decorative wall, or some feature. There was some discussion of drainage on the property. Mr. Hoffman stated that it drains from the northeast to the southwest corner of the property.

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

There were no questions or comments.

A **MOTION** was made by Ms. Butula for approval as follows:

Block: 66 Lot: 19.17  
Street location: 12 Hendrick Road # of Bedrooms: 4  
Name of owner: Samol Srey  
Map Title: Septic Design for Sam Srey, BL 66, LT 19.17, Readington Township Hunterdon County, NJ  
# Pages(map): 1 - 6  
Map Date: 7/1/14  
Prepared By: Kurt Hoffman, P.E.  
Survey(s): Location survey and  
Topographical: Newton Land Surveyor, 7/2014

Report(s): Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 7/10/14

Proposed System Specifications: Alteration with no expansion, mounded soil replacement, pump, existing single compartment septic tank with a pump and upgraded with effluent filter.

Notes 19. and 20. refer to neighboring wells and septic systems.

Soil testing results: 6/12/14, Soil log 1, @ 110", mottling @ 50 - 110", seepage @ 92", flooding after 24 hours @ 88". Soil log 2, @ 110", mottling @ 36 - 110", seepage @ 94". Permeability was pit bail 1-1, 6/18/14 @ 102", K=2.37"/hour. Regional ground water determined by soil log 2, mottling @ 36". A wetland report dated 6/18/14 from Jeff Tareila concludes that there are no freshwater wetlands, freshwater wetland transition areas or State open waters on or within 50' of the proposed disposal system on Block 66/Lot 19.17. The owner hired Mr. Tareila to do this investigation. The pump and effluent filter requirements are known to the current owner and the pump will require a deed restriction recorded at the County Clerk's office, and a copy returned to the BOH office within 90 days. This information will be passed on to the future owner.

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

There were no questions or comments.

The motion was seconded by Ms. Rohrbach. On roll call vote, the following was recorded:

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

## F. ADJOURNMENT

A **MOTION** was made by Ms. Butula to adjourn at 9:15 pm, seconded by Mr. Colburn with a vote of Ayes all, Nays none recorded.

Respectfully submitted:

Lorraine Petzinger