

READINGTON TOWNSHIP BOARD OF HEALTH

September 16, 2015 7:00 p.m.

Chair Robert Colburn called the meeting to order at 7:05 p.m. and announcement was made that all laws governing the Open Public Meetings Act have been met and that this meeting was duly advertised.

Attendance Roll Call:

Christina Albrecht	present	John Kalinich	present	Tanya Rohrbach	absent
Jane Butula	absent	Beatrice Muir	present	Wendy Sheay	absent
Robert Colburn	present	William C. Nugent	present		

Also in attendance: Board of Health Engineer, Ferriero Engineering representative Joe Kosinski

Not in attendance: Hunterdon County Division of Public Health

A. APPROVAL OF THE MINUTES

1. Minutes of 8/19/15. (- Butula, Sheay vote).

A motion was made by Mr. Nugent for approval of the 8/20/14 minutes as submitted.

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

Ms. Albrecht Aye Mr. Kalinich Aye Ms. Muir Aye Mr. Nugent Aye Chair Colburn Aye

B. CORRESPONDENCE

1. Suspected Hazardous Discharge Notification letter dated 8/8/15 regarding oil heating 2.

2. Block 21.13/8 – Letter dated 8/17/15 – Quest Environmental.

3. Block 71/8.01 – Letter dated 8/24/15 NJDEP LOI.

This application was heard at the 8/19/15 BOH meeting.

4. Block 14/Lot 29– Letter dated 8/31/15 – NJDEP no further action.

C. OLD BUSINESS

1. Soil Witness – status.

There was some discussion of the process involved.

D. NEW BUSINESS

1. Rabies Clinic – Saturday, October 17, 2015, 10:00 a.m. – 12:00 noon, @ Three Bridges Firehouse.

www.co.hunterdon.nj.us/health/rabiesclinics.htm

Ms. Petzinger stated that the clinic will be held as indicated, on 10/17/15.

E. APPROVALS

Alteration/No Expansion:

Time heard 7:18 pm

1. Block 70/Lot 27.13 – Kurt Hoffman, Thul, 13 Apple Tree Road.

Escrow fees paid 8/5/15, ck.#141, \$750.00

Mr. Kurt Hoffman, NJ licensed engineer appeared before the board representing Block 70, Lot 27.13, 13 Apple Tree Road. This home has been on the market, and failed a home inspection. This is an existing 4 bedroom dwelling with no expansion. Five soil logs were done on the property, utilizing soil log #1 and soil log #5, with a pit bail in soil log #5. The soil logs are at the lowest point of the property. Due to the high water table, it is a mounded septic system requiring a pump from the existing septic tank to the proposed disposal area, indicated by Note #7 on pg.1. This has been discussed with the home owner. Mr. Jeff Tareila, wetland specialist verified by letter dated 8/17/15 that there are no wetlands or wetland transition areas in or around the area of the proposed field.

Mr. Nugent asked that notes 19. And 20. Be read into the record.

Mr. Hoffman read “ 19. adjoining wells within 150’ of the proposed disposal system have been located on the plan; And 20. adjoining disposal systems within 150’ of the proposed disposal system have been located on the plan.”

For the record, there are no disposal systems and or wells other than for the existing home on the map.

Mr. Kalinich asked why the 3” schedule 40 PVC is proposed from the pump tank up to the field, as opposed to a 2” being used ?

Mr. Hoffman stated that he proposed the 3” due to the friction loss in a 2” pipe as opposed to at 3” pipe. In some cases you have to upsize the pump to overcome that friction loss in a 2” pipe. Typically the pump can be downsized by utilizing a 3” pipe.

Chair Colburn noted that on sheet 12 of 13, the connecting pipe is indicated as 4”, sized 70’, instead of 3”.

Mr. Hoffman stated that should be indicated under letter F, on form 4, Hunterdon County, it should indicate 3”, instead of 4”. The connecting pipe is 3”, the laterals are 4”.

Mr. Nugent asked if Mr. Hoffman would be able to make those corrections?

Mr. Hoffman stated yes, they would be submitted tomorrow.

Ms. Albrecht asked about an old field and a new field indicated on the soil witnesses drawing, which does not seem to be included on the proposed diagram. Were there two older fields?

Mr. Hoffman stated, yes, the existing failing system, and an older system prior to that which was abandoned in place, it is not indicated on the map due to clarification of all the components.

Chair Colburn asked if a new tank is proposed?

Mr. Hoffman stated the existing 1000 concrete tank will stay (Note #3), they are proposing a 1300 gallon pump tank.

Chair Colburn asked if there were any other questions or concerns from the board?

There was no response.

A **MOTION** was made by Mr. Nugent for approval as follows:

Block: 70 Lot: 27.13

Street location: 13 Apple Tree Road # of Bedrooms: 4

Name of owner: Thomas Leach

Map Title: Septic Design for Nick Thul, Bl 70/Lt 27.13 Readington Township Hunterdon County, NJ.

Pages(map): 1 - 6

Map Date: 8/5/15 Map Revisions: 0.

Prepared By: Kurt Hoffman, P.E.

Survey(s): Topographical: David M. Newton, 7/15/15

Report(s): Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 9/4/15.

Proposed System Specifications: Proposed alteration with no expansion, mounded soil replacement single Compartment tank with effluent filter, 1000 existing tank, 1300 gallon pump tank.

Soil testing results: 7/15/15, Soil log 1, @ 89", mottling @ 40 – 89", seepage @ 56" and beyond. Soil log 5, @ 88", mottling @ 36 - 88", no seepage. Permeability was PB1 @ 88", results K=1.37"/hr. Regional zone of saturation determined by soil log 5 with mottling @ 36".

Wetland report date 7/17/15 by Jeff Tariela states that there are no wetlands or wetland transition areas in or around the area of the proposed field.

One correction on sheet 4 of 12, 4" pipe should be 3". Correction will be submitted by engineer on 9/17/15.

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

Ms. Albrecht	Aye	Ms. Muir	Aye	Chair Colburn	Aye
Mr. Kalinich	Aye	Mr Nugent	Aye		

A motion was made by Mr. Nugent to amend the motion to include that this is a deed restricted pump system which the homeowner is aware of.

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

Ms. Albrecht	Aye	Ms. Muir	Aye	Chair Colburn	Aye
Mr. Kalinich	Aye	Mr Nugent	Aye		

Time heard 7:33 pm

2. Block 50/Lot 37.06 – Doug Fine, Gordon/Sullivan, 108 Dreahook Road.

Escrow fees paid 7/21/15, ck.#2479, \$750.00

Mr. Doug Fine, NJ licensed engineer appeared before the board. This is an existing 5 bedroom home, the result of a septic inspection in preparation for the sale of the house, requiring a new system. Three soil logs were performed on the property, soil logs 1, 2 and 3, a basin flood test with positive results was performed at 78" in soil log 3. Ground water table was established by mottling in all logs, soil log 1 at 29", soil log 2 at 27", and soil log 3 at 29". Soil logs 1 and 3 were used for the proposed design. The regional water table is set at 29". The system is mounded with a 48" zone of treatment above the ground water table. The proposed system is a mounded soil replacement gravity distribution system, there is enough pitch from the existing plumbing to enter the mounded system by gravity so a pump is not necessary. Neighboring property owners were noticed because a waiver is requested due to some site constraints. The location of the existing septic system will be 59' from the existing storm sewer along the road, State requires 50' but Readington code is 100'. There is also a surface swale along the back of the property which also requires 100' setback, 128' is kept there. A 1250 gallon tank is proposed and meets the setback from the well, and has 4" schedule 40 connecting line to the disposal field by gravity.

There was some discussion of the setback distances and the distance between system components. Chair Colburn stated that this property had required noticing, and asked if there were anyone present wishing to address the board regarding this application.

There was no response from the audience.

There was some discussion of the County application and some corrections that are required.

Mr. Fine stated that he would make those corrections and submit them to this board and the County within 3 business days.

Chair Colburn asked if there were any other questions or concerns from the board?

There was no response.

A **MOTION** was made by Mr. Nugent for approval as follows:

Block: 50 Lot: 37.06

Street location: 108 Dreahook Road # of Bedrooms: 5

Name of owner: James Gordon/Mary Ellen Sullivan

Map Title: Septic System Alteration Design Block 50, Lot 37.06, Township of Readington, County of Hunterdon, State of NJ, for Mary Ellen Sullivan & James Gordon, 108 Dreahook Road, Lebanon, NJ 088833.

Pages(map): 1 -11

Map Date: 7/16/15 Map Revisions: sheet 2 and 6 of 11, per HD review 8/23/15.

Prepared By: Douglas E. Fine, P.E.

Survey(s): Topographical: Robert J. Templin, 7/2/15

Report(s): Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 7/27/15, 8/4/15.

Proposed System Specifications: Proposed alteration with no expansion, mounded soil replacement gravity flow 1250 2 compartment tank with effluent filter.

Soil testing results: 6/9/15, Soil log 1, @ 126", mottling @ 29 - 42", no seepage. Soil log 3, @ 114", @ 29 - 39", no seepage. Permeability was BF1 in soil log 3, 6/9 and 6/10/15 @ 6.5', results passing. Regional zone of saturation determined by soil log 1 and 3 5 with mottling @ 29".

Wetlands, sheet 2 states that there are no wetlands, offsite wells or septic within 150' of the proposed disposal field. A request for variance is due to the setback of the disposal bed from the existing storm sewer from 100' to 59'. In consideration of the bed being a mounded system and all treatment existing above the water table, the variance is granted. Noticing was done to the adjoining homeowners, there were no concerns from any neighbors regarding this application. Two corrections to forms #4 and 6 will be corrected, as well as sheet 6 reference to the distribution box will be submitted to this board and the County within 3 business days.

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

Ms. Albrecht Aye Ms. Muir Aye Chair Colburn Aye

Mr. Kalinich Aye Mr Nugent Aye

Time heard 8:00 pm

3. Block 39/Lot 53.02 – Parker Engr., Muller, 3519 Route 22.

Escrow fees paid 9/2/15, ck.#8412, \$750.00

Mr. Steve Parker, NJ licensed engineer appeared before the board. This application is for an existing home with a cesspool, the owner is in attendance this evening, and is preparing the home for sale. The proposed system is a mounded system due to the high ground water encountered, and has a pump. Testing was performed in February 2015 with a pit bail test in location of the proposed disposal field. Wetlands were delineated by wetland consultant Mr. Kroeger. The septic system is greater than 50' away from the wetlands. A letter from the County dated 9/16/15 comments were addressed.

Mr. Nugent stated that the 9/16/15 revised letter from the County was to add the map date reviewed. And was there anything submitted by the wetland expert in writing?

Mr. Parker stated General Note 1. Indicates that there are no wetlands within 50' based on the delineation by Environmental Technology. A map was prepared by that firm, and will be provided to the board.

There was some discussion of the County review not including the soil logs for the reserve area. It was determined that the board could not approve the soils data for the reserve at this hearing.

Mr. Parker stated that he wished to go ahead with the approval of the primary area this evening.

Mr. Kosinski asked if the County usually indicates when the soil logs are suitable and that the testing demonstrates that they are suitable for onsite effluent, are they explicit in their determination ?

Mr. Nugent stated yes, they would have noted for primary whatever soil logs were tested, and for reserve,

the same thing.

Ms. Muir stated that she wasn't aware that they always did that.

Mr. Kosinski stated there is nothing in the soil logs that would indicate that they are not suitable.

Mr. Nugent stated that the board doesn't have anything to base a decision on for the reserve area.

There was some discussion of submitting the revised maps.

Mr. Parker stated that the revised maps would be submitted within 3 business days.

Chair Colburn asked if there were any other questions or concerns from the board?

There was no response.

A **MOTION** was made by Mr. Nugent for approval as follows:

Block: 39 Lot: 53.02

Street location: 3519 Route 22 # of Bedrooms: 5

Name of owner: William Muller

Map Title: Septic System Design Lot 53.02, Block 39, Township of Readington, Hunterdon County, NJ.

Pages(map): 1 - 2

Map Date: 6/22/15 Map Revisions: 8/17/15 per County, 9/17/15 per RTBOH.

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

Survey(s): Topographical: Daniel E. Parker, 4/17/15

Report(s): Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 7/27/15, 8/26/15, 9/16/15

Proposed System Specifications: Proposed alteration with no expansion, mounded soil replacement pump system, 1250 gallon single compartment tank with effluent filter.

Soil testing results for the Primary: 2/3/15, SL 1, @ 115", mottling @ 38 - 42", seepage @ 102 - 115". SL 2 @ 108", mottling @ 48 - 72", seepage @ 84 - 108". There is no approval granted for any other disposal areas. Permeability tests, SL2, pit bail 2, 2/4/15 @ 109", results 57.3"/hour. In season ground water monitoring was performed 2/9/15 - 3/30/15. The regional zone of saturation is set by the mottling in soil log 1 @ 38". Wetlands delineation is indicated on sheet 2 performed by Environmental Technologies Inc. A pump system with effluent filter is proposed with maintenance to be performed triannually. A correction to the maps to remove the designations of soils testing in the proposed reserve area will be submitted to the BOH office and County within 3 business days.

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

Ms. Albrecht Aye Ms. Muir Aye Chair Colburn Aye

Mr. Kalinich Aye Mr Nugent Aye

Mr. Parker asked the board if there were an expiration date on the test results which were not approved this evening ?

Mr. Nugent stated soil logs do not expire.

Mr. Kosinski stated that is as long as the code doesn't change.

New Construction:

Time heard 8:30 pm

4. Block 71/Lot 5.01 – Van Cleef Engr., Hollain, 17 Deerpath Road.

Escrow fees paid 6/20/15, ck.#1017, \$750.00

Mr. Michael Textores, NJ licensed engineer, Van Cleef Engineering appeared before the board representing their client and contract purchaser Mark Hollain of the property. This property is 2.2 acres and is currently an open field with scattered trees along the edge of the property. Soil testing was done on this property on 3/5/15. Four logs were dug on the property, all were not dug to refusal, digging was stopped at 120". There was no bedrock found in that area. There was also no mottling and no seepage in any of the 4 pits which is important because this area is designated as a critical area for septic systems because of high ground water and bedrock. Standpipes were set in all 4 logs on 3/5/15 in order to do the 8 weeks of testing. This may not have been required because no water was encountered during the original testing, to be on the safe side they decided to do the 8 weeks. There was a very heavy snow on 3/5/15 so the logs were dug, standpipes installed and basin floods were done on 3/10/15. The basin floods were done in fractured rock, 90" in depth with satisfactory results. This property was looked at by Mr. Jeff Tariela, a letter was prepared by him stating that there are no freshwater wetlands, wetland transition areas located within the vicinity of the proposed septic system. A letter from Ferriero Engineering dated 8/5/15

stated some comments which were addressed.

Mr. Koskinski stated that the soil doesn't get much better than this location.

Mr. Nugent recapped that the proposed system will be gravity fed, no wetlands, wells, septic, or mottling. There was some discussion of the soils not matching the soils survey for severity.

Mr. Kosinski stated that in the future they would include in their review letter exactly what the concerns were regarding the soil survey.

Chair Colburn asked about the 4" schedule 30 solid delivery line? And schedule 40, 4" diameter ?

Mr. Textores stated that was a typo, the corrections would be made.

Mr. Kalinich stated that the reserve area seems to be elevated, would that require a pump if ever used?

Mr. Textores stated that a pump system wasn't considered for either the primary or reserve.

Mr. Nugent asked for clarification of the distance between soil logs 1 and 2 and the proposed disposal area?

Mr. Textores stated it was around 9' for soil log 1 and 10' for soil log 2.

Chair Colburn asked if there were any other questions or concerns from the board?

There was no response.

A **MOTION** was made by Mr. Nugent for approval as follows:

Block: 71 Lot: 5.01

Street location: 17 Deer Path Road # of Bedrooms: 4

Name of owner: Mark Hollain

Map Title: Septic System Design Plan for Mark Hollain Block 71/Lot 5.01, Readington Township, Hunterdon County, NJ.

Pages(map): 1 - 2

Map Date: 6/2015 Map Revisions: sheet 1 of 7/15/15.

Prepared By: Michael Textores, P.E.

Survey(s): Topographical: Carl Herman, PLS; Boundary survey: Charles Saladin, 6/16/15.

Report(s): Ferriero Engineering, 7/15/15, 8/5/15.

Proposed System Specifications: Proposed new construction, soil replacement fill enclosed gravity flow 1000 gallon single compartment tank with effluent filter.

Soil testing results: 3/5/15, Primary area: Soil log 1, @ 120", no mottling, no groundwater. Soil log 2, 120", no mottling, no groundwater. Permeability was BF1, 3/10/15, @ 7.5', passing. In season ground water monitoring 3/9/15 – 4/27/15, regional zone of saturation based on the monitoring in SL2 @ 92".

Rerserve area: Soil log 3, @ 120", no mottling, no groundwater. Soil log 4, 120", no mottling, no groundwater. Permeability was BF2, 3/10/15, @ 7.5', passing. In season ground water monitoring 3/9/15 – 4/27/15, regional zone of saturation based on the monitoring in SL3 @ 112", on 3/16/15.

Wetlands investigation report was performed by Jeff Tariela, 5/29/15, stating no freshwater wetlands, freshwater wetland transition areas or state open waters are present on subject property.

There are no waivers, variances, notices for this application. Revision to sheet 2 will be provided to the BOH office within 3 business days.

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

Ms. Albrecht	Aye	Ms. Muir	Aye	Chair Colburn	Aye
Mr. Kalinich	Aye	Mr Nugent	Aye		

Mr. Textores thanked the board.

F. ADJOURNMENT

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

Respectfully submitted:

Lorraine Petzinger