

READINGTON TOWNSHIP BOARD OF HEALTH

May 18, 2016 7:00 p.m.

**Readington Township Municipal Building
Municipal Courtroom - Room # 100
509 County Road 523, Whitehouse Station, NJ 08889**

Chair Robert Colburn called the meeting to order at 7:12 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	absent	John Kalinich	present	Tanya Rohrbach	present
Jane Butula	absent	Beatrice Muir	present	Wendy Sheay	absent
Robert Colburn	present	William C. Nugent	present		

Not in attendance: Board of Health Engineer, Ferriero Engineering representative.
Hunterdon County Division of Public Health.

A. APPROVAL OF THE MINUTES

- 1. Minutes** of 3/16/16. (-Albrecht, Muir,Rohrbach, Sheay vote). **Deferred.**
- 2. Minutes** of 4/20/16. (-Nugent, Rohrbach, Sheay vote). **Deferred.**

B. CORRESPONDENCE

- 1. Suspected Hazardous Discharge Notification** letter dated 4/18/16 regarding oil transformer non-PCB.
- 2. Suspected Hazardous Discharge Notification** letter dated 4/28/16 regarding oil heating 2.
- 3. Block 67.01/Lot 19.37 - NJDEP - No Further Action Letter.**
- 4. Block 69/Lot 8 - NJDEP - No Further Action Letter.**
- 5. DEP Release dated 4/21/16** – DEP to propose science-based common sense revisions to highlands septic density standards.

Ms. Muir stated that this significantly reduces the amount of acreage that you can put septic on, by 12%. This should be forwarded to the Township Committee and Environmental Commission. Readington Twp. doesn't have property in the Highlands area, but it does impact the purity of water in the Raritan River.

- 6. Quest Environ.** - letter dated 4/26/16 re: potable well sampling – (complete report on file @ BOH office).
- 7. HC LINCS** – dated 5/5/16 – Meningococcal disease. <http://health.rutgers.edu/>
- 8. Block 94/Lot 14** - letter from James Frace re: application for LOI – (complete appl on file @ BOH office).
- 9. Memo to Readington Twp. Committee** from Readington Board of Health regarding support of smoke-free township properties as stated in memo.

10. Readington Twp. Public Schools – Water-lead .

Noted. Please forward for posting on the Township webpage under Board of Health.

C. OLD BUSINESS

- 1. Block 76/2 – Van Cleef Engr. Assoc., Pontoriero, 174 Pleasant Run Road.** - previous approval of 12/1999. *Reserve area approved at 4/20/16 BOH meeting.*
- 2. Feral cat subcommittee.**
There was some discussion on the feral cat subcommittee. Ms. Muir, Ms. Rohrbach and possibly Ms. Butula will meet to focus on empowering animal control with some regulation.

D. NEW BUSINESS

E. APPROVALS

Alteration/No Expansion:

Time heard 7:23 pm

- 1. Block 98/Lot 2.32 – Parker Engineering, Poltz, 2 Bobwhite Road.**

Escrow fees paid 4/1/16, ck.#1693, \$750.00

Mr. Steve Parker, Parker Engineering, NJ licensed engineer appeared before the board. This application is for a septic system which failed the inspection for the sale of a home. No expansion is planned for this 4 bedroom home. The malfunction was due to saturation of the bed itself. There wasn't leakage from any components of the system.

Mr. Nugent noted that Section 4 should be corrected to 'B', and any comments in Section 8 should be removed, also a signed County application should be submitted.

Mr. Parker stated due to the location of the well, in order to maintain the 100' setback and separation, a lot of the area was unusable. An acceptable pitbail test was obtained in the location shown in the front yard, since it is uphill a pump is required, it is slightly raised or mounded above existing grade. There are no wetlands on the property within 150' of the area of disturbance.

Mr. Nugent asked if the deed restricted pump system requirements are noted on the map? Is the current owner the applicant?

Mr. Parker stated it can be added to the plan. The applicant is the current owner, the recent purchasers of the home, they are aware of the deed restriction recording requirements, the maintenance and reporting requirements.

Mr. Nugent asked why the basin flood failed? Regarding the proposed tank, is it single compartment or dual?

Mr. Parker stated that there isn't a concern, it was really hard shale and wasn't that deep of a test pit. The soil conditions were different from up where soils 2 and 3 were. The proposed tank is a single compartment tank. Chair Colburn asked if there were any other questions?

There was no response.

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

Block: 98 Lot: 2.32

Street location: 2 Bobwhite Road # of Bedrooms: 4

Name of owner: Anthony Politz

Map Title: Septic System Design, Tax Map Lot 2.32/Block 98, Readington Twp., Hunterdon County, NJ.

Pages(map): 1 - 2

Map Date: 3/11/16 Prepared By: Stephen E. Parker, P.E.

Survey(s): Charles E. Saladin Jr., 1/5/16 : Topographical: Daniel Parker, L.S., 3/11/16

Report(s): 2 reports, Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 3/30/16, 2nd revision is a correction to 1st letter.

Proposed System Specifications: Proposed alteration with no expansion, effluent filter, mounded soil replacement, pump, the maintenance and deed filing instructions have been provided to the homeowner. Single compartment tank, fill enclosed. A waiver is granted for the use of a pump, this must be recorded on the property deed at the Hunterdon County Clerk's office and a copy provided to the BOH within 90 days of the installation of the system. The effluent filter recommended maintenance is 6 months.

Soil testing results: 3/7/16, Soil log 2, @ 107", no mottling, seepage @ 80". Regional zone is 80".

Soil log 3, @ 96", no mottling, seepage @ 72". Regional zone is 72". Overall regional zone for this primary area is 72", based on soil log 3. Permeability test PB-2, @ 1.6"/hr.

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

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

Time heard 7:43 pm

4. Block 69/Lot 1.05 –Parker Engineering, Riley, 2 Connet Lane.

Escrow fees paid 5/4/16, ck.#237, \$750.00

Mr. Steve Parker, Parker Engineering, NJ licensed engineer appeared before the board. Mr. and Mrs. Riley were also in attendance. This application is for a septic system alteration for a malfunctioning septic system which was discovered on an inspection for the sale of a home. Corrections to the application form, sheet #1, under item 4., letter B will be checked, this is an alteration with no expansion or change in use. It is not known why the system is failing so that will be removed from Section 8. A new septic tank and pump tank are proposed, with a new disposal field. The pump tank is required because of the location of the field with respect to the sewer line in the existing house. 2 test pits and soil logs were performed successfully, the system is designed to address the groundwater levels. There are no wetlands within 150' of the area of disturbance. No expansion is proposed to the home. The paperwork will be filed for the deed restriction. Ms. Riley stated that the new homeowner will be made aware of the requirements at the transfer of ownership.

Mr. Nugent asked how many compartment tank is proposed and has an effluent filter been proposed, and has that been discussed with the current and new homeowners? Do they understand how and why it is there?

Mr. Parker stated it is a single compartment tank, with an effluent filter and the maintenance will be discussed with the current and new owners.

Hunterdon County Health Dept. review letter incorrectly states it is a pressure dosing system, which it is not. Chair Colburn asked if there were any other questions?

There was no response.

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

Block: 69 Lot: 1.05

Street location: 2 Connet Lane # of Bedrooms: 4

Name of owner: Michele and John Riley

Map Title: Septic System Design, Tax Map Lot 1.05/Block 69, Readington Twp., Hunterdon County, NJ.

Pages(map): 1 - 2

Map Date: 4/18/16, rev. 4/29/16 Prepared By: Stephen E. Parker, P.E.

Survey(s): William J. Buttler, 7/9/87; Daniel E. Parker, L.S. 4/18/16

Report(s): 2 reports, Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 5/3/16, 2nd revision is a correction to 1st letter.

Proposed System Specifications: Proposed alteration with no expansion, effluent filter, mounded soil replacement, pump, the maintenance and deed filing instructions have been provided to the homeowner. Single compartment tank, fill enclosed. A waiver is granted for the use of a pump, this must be recorded on the property deed at the Hunterdon County Clerk's office and a copy provided to the BOH within 90 days of the installation of the system. The effluent filter recommended maintenance is 6 months.

Soil testing results: 4/6/16, Soil log 1, @ 102", no mottling, seepage @ 75". Regional zone is 75".

Soil log 2, @ 115", no mottling, seepage @ 110". Regional zone is 110". Overall regional zone for this primary area is 77", based on soil logs 1 & 2 and a passing pit bail @ 102". Pit bail, 4/11/16, 4.7"/hour.

A revision to form 1 to the County, Section 4, removing letter D., changing it to letter B., removing any and all comments to Section 8. The map is to be modified to add the reference to the deed requirements. A copy of the survey is required, all within 3 business days.

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

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

Time heard 8:03 pm

2. Block 39/Lot 49.08 – Engr. & Land Planning, Comella, 2 Smiths Branch Road.

Escrow fees paid 4/12/16, ck.#136, \$750.00

Mr. Paul Harenberg, Engineering & Land Planning, NJ licensed engineer appeared before the board. This application is an alteration for an existing 4 bedroom home, septic system inspection failure. Testing was attempted in 9/2015, additional testing in 2/2016.

Mr. Nugent asked what the malfunction was?

Mr. Harenberg stated that by definition it was not a malfunction, the laterals had elevated saturation levels. Form 1 can be revised to read alteration no expansion, and submitted to the board and County within 3 business days.

Mr. Harenberg stated they tested for permeability in 9/2015, 5 soil logs were attempted with 2 basin floods which did drop but were not completely empty in 24 hours so they attempted pit bails in February when the ground water is usually more elevated, they had 2 passing pit bails and proposed the field towards pit bail 2 in soil log 7. The proposed design is a pressure dosed mounded system, 2 compartment septic tank, pump tank and pressure dosed field. A pump is needed due to the mottling across all the soil logs.

Mr. Nugent asked who the current homeowner is? Who was on site in September for the testing?

Mr. Harenberg stated Mr. Comella is still the homeowner. The home is for sale, and a closing is set for mid-June. The information on the septic has been discussed with the current homeowner and will be passed on to the new homeowner. A technician, Mr. Meininger, was on site for the testing in September, Mr. Harenberg did visit the site during testing to observe. There are no wetlands within 150' of the disturbance.

There was some discussion of the location of the proposed system.

Chair Colburn asked if there were any other questions?

There was no response.

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

Block: 39 Lot: 49.08

Street location: 2 Smiths Branch Rd. # of Bedrooms: 4 Name of owner: Robert Comella

Map Title: Comella Residence Individual Subsurface Sewage Disposal System, Readington Twp., Hunterdon County, NJ.

Pages(map): 1 - 5

Map Date: 3/8/16, rev. 3/23/16 Prepared By: Paul Harenberg, P.E.

Survey(s): Topo: James T. Sapio, 10/6/15

Report(s): 2 reports, Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 4/5/16, 2nd revision is a correction to 1st letter.

Proposed System Specifications: Proposed alteration with no expansion, effluent filter, mounded soil replacement, pressure dosed, pump, the maintenance and deed filing instructions have been provided to the homeowner. Two compartment 1300 gallon tank with 1300 gallon pump tank. A waiver is granted for the use of a pump, this must be recorded on the property deed at the Hunterdon County Clerk's office and a copy provided to the BOH within 90 days of the installation of the system. The effluent filter recommended maintenance is 6 months.

Soil testing results: 9/1/15, Soil log 1, @ 143", mottling @ 72", no seepage. Regional zone is 26".

Soil log 7, 2/29/16, @ 122", mottling @ 48", seepage @ 78". Regional zone is 32". Pit bail, 2/29/16, PB-2, near sl7, 1.2"/hour. A change to Form 1 will be submitted to the BOH office within 3 business days, altering Section 4 and 8; change to map to add the deed restriction information. Correspondence from E&LP assessed that there were no wetlands on or within 150' of the proposed system.

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

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

Time heard 8:33 pm

3. Block 45/Lot 54 – John Kearney Engineering, Colby, 711 Route 523.

Escrow fees paid 4/28/16, ck.#1589, \$750.00

Mr. John Kearney, NJ licensed engineer appeared before the board. This application is an alteration for a 3 bedroom home on a 1.7 acre lot. The proposed is a mounded, fill enclosed, soil replacement gravity dosed with a pump tank. The system is based on 2 soil logs and a pit bail test taken in the area of the disposal field with successful rapid perc done at about 8.08', 66"/hour. Regional water was taken based on one area of mottling to be at 1' based on the mottling, actual water depth after 24 hours was 56", resulting in a mound at 5.5' above existing grade at the lowest side.

There was some discussion of the testing results and the reasons for the location of the proposed system.

Mr. Nugent stated that they are asking for approval for an alteration that doesn't comply with State code, minimum 24". The system is based on soil log 2 with a regional zone at 12".

Mr. Kearney stated that it doesn't comply with State code which is 2' to regional water, the mottling was encountered in one small spot 1' below grade. The highest water at stabilization was soil log 3, at 3' below grade, based on that proximity to the surface, they deferred to the mottling which may be an anomaly but they deferred to the conservative and held that to be the possible high water.

Mr. Nugent asked if there were any wetlands or surface topology which could contribute to that mottling?

Mr. Kearney stated no, that was the highest side of the lot. The first soil log was done on the southerly side of the lot, the soil was very shaley but quite dense. They determined to move to the uphill side of the lot.

Ms. Muir asked if there were any steep slopes on this property?

Mr. Kearney stated it is not a steep property, no. The house is somewhat raised up. There is a slope and a swale to the north of the property. There is very little room to put the system any where else.

Mr. Nugent stated that soil logs 1 and 3 with no seepage are at either side of the property. There appears to be an area in the back left hand corner of the property that was not explored at all. The bed where it is positioned right now could be slid back and to the left with 1 additional soil log, if it did in fact find something in common with SL3 and SL1. Moving the system away from the swale area may be more beneficial.

Mr. Kearney stated regarding soil log 1, the only hope would have been a substantial inflow of water which wasn't there, and the material itself was too hard to absorb any water, so that area was ruled out from the start. To the rear of that soil log 1 it begins to get wet, not on this log but on the adjoining lot shows evidence of what might have been wet. The surface was wet, even near the road. The indication is that water migrates off the road and into

that area.

Mr. Nugent asked if testing were done to the back left of soil log 3, would acceptable results be obtained?

Mr. Kearney stated he believed the results would be acceptable, but there is no assurance that there wouldn't be mottling or water. There is a 5' mound on the adjoining lot, so it is his belief that they did encounter water.

There was some discussion on the proposed height of the mound.

Mr. Kearney stated it would probably be about 6' on the low side of the bed, 4' on the high side.

Mr. Nugent stated that there is an allowance in the code for this situation 3.3.e.2.ii, allows the board to approve something closer in conformance to the code as possible, but more testing on this property may reveal something other than a 12" reading to comply with.

Ms. Rohrbach stated that moving in the direction from soil log 2 to soil log 3 was an improvement, so why would there be an assumption that it wouldn't be an improvement to move up or over in that direction? There was an improvement between 2 and 3 but without other options before the board, we can't determine that soil log 2 is the best option.

Ms. Muir stated that it seems with all this data before us, it seems that at least 1 and perhaps 2 more soil logs would be a good idea.

Mr. Nugent stated that it should be up to the engineer to determine how many more holes to dig.

A **MOTION** was made by Mr. Nugent for additional testing, and consideration of some of the other alternatives that this board has allowed for other applications in the past and come back and present that information to this board.

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

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

Time heard 9:18 pm

5. Block 43/Lot 7 – Bayer-Risse Engineering, Murphy, 116 Kosciuszko Road.

Escrow fees paid 5/3/16, ck.#5319, \$750.00

Mr. Bill Jupinka, NJ licensed engineer, Bayer-Risse Engr., appeared before the board. This alteration design for Block 43/Lot 7 is for an existing 3 bedroom home, no expansion or change in use, it is for a real estate transaction the current system is failing, is saturated, made up of laterals which have been extended over time without permits, very shallow trenches. The property is pretty flat, testing was done in the rear behind the disposal system in an area free of wetlands or wetland transition areas. A wetland investigation was done by Jeff Tariela. The soils are very well drained, a basin flood was done at 7' with positive results. A pump system is proposed, bottom lined, soil replacement. No ground water or mottling was found. The current owner is aware of the maintenance for the effluent filter and the deed restriction notice and filing requirements.

Mr. Nugent asked for a revised corrected letter, indicating soil log 411-1, and completion date of 4/11/2016.

Chair Colburn asked if there were any other questions?

There was no response.

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

Block: 43 Lot: 7 Street location: 116 Kosciuszko Road # of Bedrooms: 3

Name of owner: Richard Murphy

Map Title: Septic System Alteration Design for Richard Murphy, Block 43/Lot 7, Readington

Township Hunterdon County, NJ.

Pages(map): 1-11 Map Date: 4/28/16 Prepared By: Theodore H. Bayer, P.E.

Survey(s): Boundary: Stephen Ombalski, 6/1985 Topo: Charles Saladin, 4/11/16

Report(s): Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 5/6/16

Proposed System Specifications: Proposed bottom lined, pump, maintenance and deed filing requirements the homeowner is aware of. The tanks are 1000 gal. 2 compartment septic tank with effluent filter, 1000 gal. pump tank.

Soil testing results: 4/11/16, Soil log 411-1, @ 108", no mottling, no seepage, no groundwater. Soil log 411-2, @ 120", no mottling, no seepage, no groundwater. Permeability was basin flood BF 411-1, @ 84", passing.

A waiver is granted for the use of a pump, this must be recorded on the property deed at the Hunterdon County Clerk's office and a copy provided to the BOH within 90 days of the installation of the system. The effluent filter recommended maintenance is not to exceed 3 years, the homeowner should be made aware of it.

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

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

Time heard 9:35 pm

6. Block 38/Lot 38.14 – Bayer-Risse Engineering, Waters, 6 N. Honeyman Road.

Escrow fees paid 5/2/16, ck.#1009, \$750.00

Mr. Bill Jupinka, NJ licensed engineer, Bayer-Risse Engr., appeared before the board. This alteration design for Block 38/Lot 38.14 is for an existing 4 bedroom dwelling, the existing system is currently saturated, it is a shallow system, the failure is attributed to deterioration of the components of the system and impeded drainage in the immediate area of that system. The proposed is an entire system revamp, with 1,000 gallon 2 compartment tank with effluent filter and a 1300 gallon pump tank. The homeowner has been advised of the deed restriction requirements, and also the effluent filter maintenance. The new disposal field is located in the lower corner of the property where decent soils were found. The basin flood was about 6' below surface, no groundwater or mottling was encountered. These soils were more shallow with depth of refusal so the system is slightly mounded, about 1.5' out of the ground. The area is free of any wetlands or wetland transition areas, a letter from Jeff Tariela verifies that. There are no water courses within 100' of the proposed system, and no neighboring disposal systems within 50' or wells within 100' of the proposed system.

Mr. Nugent asked for clarification of #8. that the back up was into the building, and how old is the system?

Mr. Jupinka stated it is backing up, but not into the building. The wording on the form doesn't allow that choice. The homeowner has purchased the house, but has not occupied it at this time. They are currently working on it.

The age of the system is around 40 years.

Chair Colburn asked if there were any other questions?

There was no response.

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

BL: 38 LT: 38.14 Street loc.: 6 North Honeyman Road # of Bedrooms: 4 Name of owner: Suzanne Waters
Map Title: Septic System Alteration Design for Suzanne Waters, Block 38/Lot 38.14, Readington
Township Hunterdon County, NJ.

Pages(map): 1 -11 Map Date: 5/2/16 Prepared By: Theodore H. Bayer, P.E.

Survey(s): Boundary & Topo: Robert Ent Jr., 4/20/16

Report(s): Hunterdon County Dept. of Public Safety Div. of Public Health Svcs., 5/5/16, 2nd letter is a revision of the 5/5/16 letter; Jeff Tariela, 4/18/16 wetland investigation, stating no freshwater wetlands are found within 150' of the proposed septic system.

Proposed System Specifications: Proposed alteration to correct a malfunctioning system, soil replacement, fill enclosed, pump and the maintenance and deed filing requirements the homeowner is aware of. The tank is 1000 gallon 2 compartment septic tank with effluent filter, 1300 gallon pump tank.

Soil testing results: 4/5/16, Soil log 405-1, @ 114", no mottling, seepage @ 100", regional zone @ 100".

Soil log 405-2, @ 102", no mottling, seepage @ 96", regional zone @ 96". Permeability was basin flood BF 405-1, @ 72", passing. A waiver is granted for the use of a pump, this must be recorded on the property deed at the Hunterdon County Clerk's office and a copy provided to the BOH within 90 days of the installation of the system. The effluent filter recommended maintenance is not to exceed 3 years, the homeowner should be made aware of it.

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

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

Chair Colburn noted that on June 16th and 23rd there is a Septic Inspectors course at Rutgers.

F. ADJOURNMENT

A **MOTION** was made by Mr. Nugent to adjourn at 10:00 pm, seconded by Ms. Muir with a vote of Ayes all, Nays none recorded.

Respectfully submitted:

Lorraine Petzinger