

**READINGTON TOWNSHIP BOARD OF HEALTH
REORGANIZATION MEETING**

February 2, 2005 7:00 pm

- A.** Attorney Marisa Taormina called the meeting to order at 7:00 pm and announced that adequate notice of this reorganization meeting of the Readington Township Board of Health has been provided, by posting on the Township Bulletin Board, delivery to the Hunterdon County Democrat, and the Courier News, filing with the Township Clerk and mailed to the members of the Board of Health.

Attendance Roll Call:

Daniel Allen	absent	Stephanie Moore	present	William C. Nugent	present
Jane Butula	present	Beatrice Muir	present	Wendy Sheay	present
Raymond Facinelli	present				

Also Present: Board of Health Engineer: Mr. Joe Kosinski
Board of Health Attorney: Marisa A. Taormina, Esq.
Hunterdon County Health Department: Ms. Deb Vaccarella

B. SWEARING IN OF MEMBERS –

Attorney Marisa Taormina swore in the following Board of Health members:

Stephanie Moore - for a term of three years.

Beatrice Muir - for a term of one year.

William C. Nugent - for a term of three years.

- C. NOMINATION OF CHAIRMAN –** Attorney Marisa Taormina opened the nominations. Ms. Jane Butula stated she was pleased to nominate William C. Nugent for Chairman of Readington Township Board of Health for the year 2005. This motion was seconded by Mr. Facinelli with a vote of ayes all, nays none recorded.

D. NOMINATION OF VICE-CHAIRMAN.

Mr. William C. Nugent nominated Jane Butula for Vice Chair for Readington Township Board of Health for the year 2005.

This motion was seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

E. APPOINTMENT OF SECRETARY.

Ms. Jane Butula made a motion to appoint Lorraine Petzinger for Secretary, Board of Health for the year 2005. This motion was seconded by Ms. Moore with a vote of ayes all, nays none recorded.

F. APPOINTMENT OF BOARD OF HEALTH ENGINEER.

Ms. Jane Butula made a motion to appoint Ferriero Engineering Inc. as the Readington Township Board of Health Engineer for the year 2005.

This motion was seconded by Ms. Muir with a vote of ayes all, nays none recorded.

G. APPOINTMENT OF BOARD OF HEALTH ATTORNEY.

Ms. Jane Butula made a motion to appoint Marisa Taormina as the Readington Township Board of Health Attorney for the year 2005.

This motion was seconded by Mr. Facinelli with a vote of ayes all, nays none recorded.

H. APPOINTMENT OF HYDROGEOLOGIST.

Ms. Jane Butula made a motion to appoint Matthew Mulhall as the Readington Township Board of Health Hydrogeologist for the year 2005.

This motion was seconded by Mr. Facinelli with a vote of ayes all, nays none recorded.

I. CONFIRMATION OF 2005 BOARD OF HEALTH MEETING DATES FOR THE THIRD WEDNESDAY OF EACH MONTH, BE IT FURTHER RESOLVED, that the following meeting dates be confirmed for publication:

o January	19	o July	20
o February	16	o August	17
o March	16	o September	21
o April	20	o October	19
o May	18	o November	16
o June	15	o December	21

The February 2, 2005 meeting was held in place of the January 19, 2005 meeting which was postponed due to inclement weather.

A motion was made by Ms. Butula to approve the above dates as the meeting dates for the Board of Health for the year 2005.

This motion was seconded by Ms. Muir with a vote of ayes all, nays none recorded.

J. APPROVAL OF THE MINUTES

1. Minutes of December 15, 2004.

A *MOTION* was made by Ms. Butula to *accept* the minutes of December 15, 2004.

This motion was seconded by Mr. Facinelli.

Ms. Butula noted on page 7 of 7, 6th line "time on this decision that the remaining 5 minutes." should be clarified to state "Chair Butula stated there was not enough time in the remaining 5 minutes to make a decision."

On roll call vote, the following was recorded for approval of the minutes of December 15, 2004:

Ms. Butula	Aye	Ms. Muir	Aye
Mr. Facinelli	Aye	Ms. Sheay	Aye
Stephanie Moore	Aye	Chair Nugent	Aye

K. CORRESPONDENCE

1. NALBOH - Newsletter.

Noted. A MOTION was made by Ms. Butula for the secretary to order the pocket sized field version of the Public Health Emergency Response Guide for State, Local and Tribal Public Health Directors authorizing the amount of up to \$25.00. This motion was seconded by Ms. Muir with a vote of ayes all, nays none recorded.

2. **NJDEP - Radon program.**
Noted. Secretary will check if the EC is involved in this program, if not Ms. Butula will write something for the upcoming newsletter.
3. **Block 66/Lot 31** - letter dated 1/4/05.
Chair Nugent stated this property is Faraway Farms located at 115 Hillcrest Road. This applicant was before the board and is requesting the board waive the requirement of a reserve area. Ms. Butula stated this applicant and their attorney may come in with an appeal. There was some discussion of the previous hearing. Chair Nugent will correspond with this applicant in conjunction with counsel, quoting the minutes.
4. **NJ Society of Professional Land Surveyors – Notice.**
Noted.
5. **Thomas Yager** - letter dated 1/4/05 regarding K.4. Notice.
Noted. Mr. Kosinski stated anything that is proposed is signed by a professional engineer, but existing elevations, features, have to be certified by a NJ licensed land surveyor. Chair Nugent requested a letter from Ferriero Engr. stipulating that this is checked on the application material that comes before them.
6. **Block 38/Lot 38.01** – LOI line verification application.
Noted.
7. **Block 36/Lot 7** – LOI application for approval.
Noted.
8. **Block 40/Lot 1** – Application for LOI Line Verification.
Noted.
9. **NJDEP – Stream Encroachment Freshwater Wetlands Permit.**
Noted.
10. **Block 9/Lot 6** - LOI presence/absence determination.
Noted.
11. **Block 44/Lots 44, 48.02** – request for a presence/absence interpretation.
Noted.
12. **Block 4/Lot 51** – Appl. for extension of LOI presence/absence determination.
Noted.
13. **Block 7/Lots 18, 18.01,31** – Township Engineer Report.
Noted. Will be copied to Clinton Township Planning Board and BOH.
14. **Block 13/Lot 68** – Township Engineer Report.
Noted.
15. **Block 55/Lot 7.01** – Township Engineer Report.
Noted. Carry to Old Business for 2/16/05.
16. **Governance – Nat’l. Public Health Performance Standards-Local Public Health Governance Performance Assess. Instrument. – wrkshp at RVCC 2/12/05 9:00 am**

L. SEPTIC REPAIRS

1. Septic System Repair Approval from HCHD, B 70/L 17.21. *Finalized 1/11/05.*
2. Septic System Repair Approval from HCHD, B 74/L 4.02. *Finalized 12/16/04.*
3. Septic System Repair Approval from HCHD, B 51/L 2.23. *Finalized 12/30/04.*
4. Septic System Repair Approval from HCHD, B68/L 5.06. *Finalized 1/31/05.*
5. Septic System Repair Approval from HCHD, B 55/L 13.12. *Finalized 12/30/04.*
6. Septic System Repair Approval from HCHD, B 70.01/L 44.11. *Finalized 1/3/05.*

7. Septic System Repair Approval from HCHD, B 42/L 3.06. *Finalized 1/11/05. Carried from 12/15/04:*
8. Septic System Repair Approval from HCHD, B 73/L 55. *Finalized 11/23/04.*
9. Septic System Repair Approval from HCHD, B 36/L 19. *No work has been done.*
10. Septic System Repair Approval from HCHD, B 42/L 29. *No work has been done.*
11. Septic System Repair Approval from HCHD, B 70/L 19.12. *Finalized 12/3/04.*
12. Septic System Repair Approval from HCHD, B 47/L 7. *No work has been done.*
13. Septic System Repair Approval from HCHD, B 46.01/L 11.11. *Finalized 1/31/05.*
14. Septic System Repair Approval from HCHD, B 51/L 25.01. *Pending. 11/18/04 site inspection - no malfunction on site.*
15. Septic System Repair Approval from HCHD, B 43/L 13. *Finalized 12/14/04.*

M. OLD BUSINESS

1. **Block 12/Lot 14.01, 15 status from 12/15/04 meeting.**

N. NEW BUSINESS

1. **Block 43/Lot 29 – Parra 2nd well approval letter dated 12/7/04.**

Escrow fees paid 12/30/04. Check #3220. \$500.00.

Previously heard 6/19/02.

Chair Nugent noted that the block # was referred to incorrectly on the 12/7/04 letter cover page. This application is being deferred to the February 16, 2005 meeting at the request of the applicant.

O. APPROVALS

Category A. – Single Lots

1. **Block 43/Lot 9 – Bayer-Risse Engineering – Simon, 120 Kosciuszko Rd.**

Escrow fees paid 11/6/04. Check #101. \$500.00.

Mr. Bill Jupinka appeared before the board. This is a repair for an existing 4 bedroom home. A new well will be put in on the property. Two soil logs with a pit bail test were done. This is a pressure dosing system.

Ms. Butula confirmed that there would only be 61' between the proposed tank and well.

A variance is required per BOH Ordinance 99-02 addressing 7:9A 4.3 distance of 100'.

The applicant is seeking approval for the soils testing, the pump and the variance from the 100' setback.

A **MOTION** was made by Ms. Butula to **approve Block 43/Lot 9**, 1.8 acres on Kosciuszko Rd. from a map dated 11/2/04, revisions 12/15/04 prepared by Mr. Jupinka at Bayer Risse. This is a repair for a system for an existing 4 bedroom house. We are considering soil log 1013-1 done 10/13/04, soil log 1013-2 done the same date, pit bail 1013-1 done 10/13/04. The 24 hour monitoring establishes the regional water level at 96”.

This is also a **MOTION** for approval for the **variance** for the difference of 61' for the tank and the pump tank from the existing well. This is provisional to the HCHD based on the actual implementation of a new well before the approvals are given for this.

This includes approval of the **pump system** with the accompanying maintenance agreement and deed restriction with the Readington Township Board of Health. This includes an exemption for the owners of the property to have notified homeowners within 200' of the boundaries of their land.

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

Ms. Butula	Aye	Stephanie Moore	Aye	Ms. Sheay	Aye
Mr. Facinelli	Aye	Ms. Muir	Aye	Chair Nugent	Aye

2. Block 67.01/Lot 19.38 – Bayer-Risse Engr. – Bugglin, 20 Weavers Lane

Escrow fees paid 11/30/04. Check #2740. \$500.00.

Mr. Bill Jupinka appeared before the board. This is a 4 bedroom dwelling. This was a failing septic system with break out. The homeowner opted to have the mounded system installed away from the front of the house.

A **MOTION** was made by Ms. Butula to **approve Block 67.01/Lot 19.38**, map dated 11/29/04, prepared by Mr. Jupinka for Bayer Risse.

This is a repair of a malfunctioning existing system, no expansion. Soil logs were done 11/1/04, soil log 1101-1, 1101-2 with basin flood 1101-1, 1101-4. The established regional water is 36". This also grants permission for a **pump system** with the accompanying deed restriction and the maintenance instruction to be given by the engineer to the owners of the property and also a copy of the deed after filing with the county clerk to be given to Lorraine Petzinger, BOH secretary, to be kept on file at Readington Township.

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

Ms. Butula	Aye	Stephanie Moore	Aye	Ms. Sheay	Aye
Mr. Facinelli	Aye	Ms. Muir	Aye	Chair Nugent	Aye

3. Block 95/Lots 16 & 17.01 Russell Reid - CVS, Route 202 & Summer Rd.

Escrow fees paid 4/3/04. Check #444. \$500.00
Previously heard 12/15/04.

Mr. Gregg Barkley appeared before the board.

Ms. Butula commended Mr. Barkley on his follow up of the environmental concerns.

Chair Nugent stated the board would be working from Ferriero's letter dated 1/11/05, map dated 3/3/04 with a site plan revision 12/21/04.

In reference to a previous discussion (see Correspondence 3. and 4.) of the survey information on a map, Mr. Kosinski pointed out General Note #3 for the base map reference for the property line topography.

Ms. Butula referred to the minutes of the December BOH meeting and reviewed the following issues:

- Storage and disposal of photo processing chemicals and pharmaceuticals.
- Increase the distance between the beds, moving the primary closer to Route 202, and the reserve towards Hunters' Crossing.
- The form 2b's were corrected, 1 still missing.
- Propane tanks.
- Recent revisions to site plan including BOA review.

Chair Nugent, in reference to Barkley Engr. letter dated 1/4/05, confirmed that the report from Qualex Inc. outlined the general practice of CVS Pharmacy.

There was some discussion of the 1/11/05 Ferriero Engr. letter, last page, soil log 130-3 #6., the form 2b should be corrected to reflect 89”.

Mr. Barkley stated the soil log referred to has all the ground water readings on it, the number just has to be moved from one column to another.

There was some discussion of the existing tank being abandoned in place.

Ms. Vaccarella stated part of the HCHD requirements are the demolition of the buildings.

Because of the location to the drainage issues the field is being taken out and the tank abandoned.

Chair Nugent stated the only issue to be corrected is form 2b for soil log 130-3, corrected from 95 to 89 inches based on the ground water reading. The minor correction would be endorsed on the file copy by Mr. Barkley, additional revised copies will be forwarded.

A **MOTION** was made by Ms. Moore/Ms. Butula for **approval for Block 95/Lots 16 & 17.01**, map dated 3/3/04 revisions 12/21/04. The map was prepared by Gregg Barkley for Russell Reid. This involves new construction, the tear down of an existing motel, and the building of a CVS Pharmacy. Soils submitted for the primary were soil log 1, done 1/29/04, 129-1; soil log 130-3 done 1/30/04; soil log 130-4 done 1/30/04. The permeability test, basin flood, 129-4, passing results. In season ground water monitoring revealed the regional water table for the primary was at 89”. Mr. Barkley will correct form 2b (on our file copy this evening) in connection with soil log 130-3 to reveal the appropriate regional water table at 89”.

For the reserve area 129-2 done 1/29/04, the second, 130-1 done 1/30/04, the third, 130-2 done 1/30/04. Basin flood 129-3, passed, in season ground water revealing the regional table at 80”. This approval is for a **pump system**, with the accompanying deed restriction filed with the county clerk. The instructions for proper maintenance of the pump system should be given to CVS Pharmacy. Information submitted for CVS by Mr. Barkley on their behalf is the Health, Safety and Environmental Information for on site processing labs.

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

Ms. Butula	Aye	Stephanie Moore	Aye	Ms. Sheay	Aye
Mr. Facinelli	Aye	Ms. Muir	Aye	Chair Nugent	Aye

The following applicant has been deferred to the February 16, 2005 meeting.

4. Block 70/Lot 38.50 John Cilo - Doyle, Pleas. Run Rd. (lot with existing house is 38.02).

Lot 38.02 John Cilo - Etere, Craig Rd./Pleasant Run Rd.

Doyle escrow fees paid 9/3/04. Check #1041. \$500.00; 11/12/04 Check #1076. \$500.00

Etere escrow fees paid 1/5/05. Check #497. \$500.00.

Data mailed with 8/18/04 approval packet.

Previously heard 9/15/04, 11/17/04.

Chair Nugent stated the above applicant was deferred because the well test submitted indicated the water was not potable.

It was determined that the applicant would be notified that the well water test should be done by a NJ Certified lab.

5. Block 66/Lot 19.26 Studer/McEld., – Millen, Spy Lane

Escrow fees paid 10/12/04. Check #1010. \$500.00
Previously heard 12/15/04.

Mr. Joe Modzelewski appeared before the board. Mr. Modzelewski stated when they were here last there were some discrepancies noted on the application forms in regard to the regional zone of saturation. Revisions were submitted. The footprint for the proposed reserve disposal area was reconfigured, to at least 15' away from the failing basin flood test #2. They are still 100' away from the well. Thirdly, an investigation of the existing system is detailed in the letter dated 1/3/05. The system is functioning adequately, however, the baffle and connection pipe from the tank to the D box will be replaced.

There was some discussion of the numbering of the soil logs for the primary and reserve areas.

A **MOTION** was made by Ms. Butula for **approval for Block 66/Lot 19.26**, map dated 9/7/04, revision 12/15/04 and 1/3/05 prepared by Mr. Modzelewski for Studer and McEldowney. The expansion of the original primary, soil log 1 done 2/24/04, soil log 2 done 2/24/04. The basin flood permeability test basin flood 1 passed, in season ground water monitoring was done 3/10/04 to 3/27/04. The regional ground water table is established by the soil log at 58". The reserve area, soil log 5, soil log 3 and basin flood 5 and 6 both passing. In season ground water monitoring from 3/2/04 to 4/20/04, the ground water is established at 64". Contingent on the approval for this property is also the repairs to the existing system, conducted as stated in the letter from Mr. Modzelewski with his inspection and the resulting corrected steps recommended, the letter is 1/3/05, and is also stated in the notes on the plan.

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

Ms. Butula	Aye	Stephanie Moore	Aye	Ms. Sheay	Aye
Mr. Facinelli	Aye	Ms. Muir	Aye	Chair Nugent	Aye

6. Block 72/Lot 31 Studer/McEldowney, Deerpath Park, Woodschurch

Escrow fees paid 10/14/04. Check #3253. \$1000.00.

Mr. Joe Modzelewski appeared before the board. There are two individual applications on this property. One relates to the existing comfort station, which is a composting type system, the county would like to renovate the comfort station and convert it into conventional *inaudible* septic tanks there. The purpose of this application is to install 2 1,000 gallon tanks. The field is already existing. Soil logs were done to evaluate the area.

Nothing would be done with the disposal field, that is functioning fine as indicated by the soils data gathered, it is well fractured shale.

Chair Nugent confirmed with Mr. Modzelewski the data for review.

Mr. Modzelewski stated there are two individual applications per say, two different systems in the same property, that are unrelated. The first one is the existing system, which is the Clivus Mulltrum Comfort Station, map dated 8/13/03, entitled Proposed Septic System Alteration Deerpath Park Comfort Station, County of Hunterdon drawing # 5345-10.

Ms. Butula recapped the applicant has an existing Clivus Mulltrum system which was going into an existing disposal field, but the applicant felt professionally obligated to do a soil log in the area to prove that it is suitable to go ahead and install these flush toilets, a new system, so soil

log 5, 6, basin flood 3 were done, it is being submitted for the state approved existing system, but the applicant is trying to prove that the soils are compatible in this area so the board feels comfortable with it, it is an existing system, so the applicant feels grandfathered in to not do a reserve.

Mr. Modzelewski stated that is correct.

Mr. Facinelli asked what the distances of soil logs 5 and basin flood 3 were from the existing field.

Mr. Modzelewski stated soil log 5 is about 12', basin flood 3 is probably about 17'.

There was some discussion of a reserve area. The points were made that this is a non essential facility, if it fails, it could be closed and there is a lot of land to work with.

Chair Nugent stated the septic field, soils testing, was approved years ago, in essence the design usage of the field is being changed by introducing tanks to the field and normal toilets. Effectively, the field is unchanged.

Mr. Facinelli stated you are increasing the flow to the system with flushing toilets.

Ms. Vaccarella stated only by the flush of a low flow toilet.

There was some discussion of the well location. It should be shown on the map even if it is more than 150' away.

Ms. Vaccarella stated there is presently running water to the facility. There are two wells on that property, they are both tested because they are considered transient non public water supplies.

Ms. Butula stated Mr. Modzelewski noted on his plans #3. existing wells and septic not shown on adjoining properties and are either not evident in the field or are located greater than 150'.

Ms. Moore stated concern over the consistency of requiring a reserve area.

Mr. Modzelewski stated there are reserve areas on the site, over 150' away. It would have to be noted on a larger scale map.

Chair Nugent confirmed that the other reserve area will be used for the Pavilion.

Mr. Modzelewski stated there will be 3 reserve areas noted on the map, the data results will be provided, and form 2b will be updated to 58" as the regional.

Chair Nugent questioned the round concrete septic tank.

Mr. Modzelewski stated they are still permitted. It was used because there is not a lot of grade, they would have to re-plum the toilets to get ground *inaudible* the tanks by code have to be a minimum of 5' away from that flat on grade construction. There would not be enough room to get 2 1,000 gallon tanks, because it is not a residential use, you have to have either a 2 compartment tank or 2 tanks in *inaudible* to get the volume that you need in anticipated use of the pumping station.

Chair Nugent stated the rectangular tank is larger in overall distance. Regarding the set backs from well service lines, the well service line to the building should be shown for confirmation that it conforms to our ordinance.

There was some discussion of the dates of the original soils testing.

The board concurred that the revisions be made and in to the Board of Health office by 2/9/05.

This discussion has been in regard to the proposed septic system alteration for the Deerpath Park Comfort Station as depicted on drawing #5345, map dated 8/13/03, no revision for Block 72/Lot 31.

Chair Nugent stated part two of this application is depicted by map entitled Deerpath Park Pavilion Restroom dated 8/8/03 #5342, no revisions. The board is referring to Ferriero Engr. letter dated November 1, 2004.

Ms. Butula asked Mr. Modzelewski to make a statement regarding Ferriero Engr. letter dated November 1, 2004, statement #3. General Comments, regarding the presence of wetlands and transition areas as it effects this new structure.

Mr. Modzelewski stated there are wetlands, they are shown on the map, these wetlands were taken off the Heritage plans. A 50' transition area around the wetlands is also shown.

An existing rest room facility which will be removed, and an existing septic system.

Chair Nugent asked if there were an LOI.

Mr. Modzelewski stated his recollection was that there was an LOI, it would be submitted to the board. The county plans to move the existing pavilion, it is in disrepair, and put in a new restroom facility. The pavilion is near the pond, the proposed system (pressure dosing system) would be up on the hill, away from the pond, wetlands, and well. The usage is designed for 1,000 gallons/day. Distance from the well is 60'.

There was some discussion of the well requirements.

Ms. Vaccarella stated this well is considered a transient public non community water source, it is tested quarterly, when open. The casing information would be in the county records.

Mr. Modzelewski stated there is a primary and reserve area for this application.

Ms. Butula stated the applicant did 8 weeks of testing, so the LOI and information from the county on the well are the issues.

Chair Nugent confirmed the flow is 1,000 gallons. The board will hear this application at the regular February 16, 2005 meeting.

Chair Nugent stated the following application has notified the adjoining properties and is deferred to the February 16, 2005 meeting.

7. Block 53/Lot 9.21 Heritage – Lang, Roosevelt Rd.

Escrow fees paid 6/15/04. Check #141. \$500.00

Data mailed with 8/18/04 approval packet.

P. ADJOURNMENT

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

Respectfully submitted:

Lorraine Petzinger
Board of Health Secretary