

## READINGTON TOWNSHIP BOARD OF HEALTH MEETING

May 16, 2007

Chair William C. Nugent called the meeting to order at 8:12 pm and announced that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

The starting time of the meeting was delayed one hour due to a scheduling change.

### Attendance Roll Call:

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

**Also Present:** Board of Health Engr: Ferriero Engr., representative Mr. Joe Kosinski  
Board of Health Attorney: Marisa A. Taormina, Esq.

Chair Nugent stated that the board would hear approvals first, beginning with the following:

### Heard @ 8:14 pm:

#### F. APPROVALS - Category A. – Single Lots

##### 1. Block 11/Lot 16 – Yannaccone, Policastro, Tall Pines Lane,

Escrow fees paid 4/10/07. Check #12213 \$750.00.

Mr. Greg Yannaccone, NJ licensed engineer appeared before the board. Mr. Yannaccone stated this is an alteration to a malfunctioning system with no intensification of use. There were four comments that need to be addressed, as pointed out in the HCHD review letter. The surveyors signature and seal on the plan, soil permeability class rating test result K3, pg. 2 should indicate the select fill was sampled every 60 yards of material, a typo error on disposal bed cross section. The HCHD review letter dated April 5, 2007 was provided. Soil testing was completed on 1/31/07, 4 soil logs in a primary and reserve area. There was no evidence of ground water or mottling, a sandy loam soil at 7 – 8' below grade was discovered in both areas. Soil permeability tests because it was sandy loam resulted in class ratings of K4 in both samples. There was no evidence of water was found in any of the soil logs. The applicant has signed the HCHD application form.

Chair Nugent confirmed that the size of the lot was 1.96 acres, and there is no expansion or change of use.

Mr. Yannaccone stated that is correct.

A **MOTION** was made by Ms. Butula to approve Block 11/Lot 16, map titled Policastro project, Lot 16, Block 11, Township of Readington, Hunterdon County NJ dated 3/23/07, revision date 4/12/07 prepared by Gregory E. Yannaccone, a NJ licensed professional engineer, in reponse to a HCHD letter dated 4/5/07, there is also a HCHD letter dated 4/12/07. The surveyor is Christopher J. Aldrich, NJ Professional land surveyor, his report dated 4/12/07. This is an alteration with no expansion, gravity soil replacement system. For the primary, soil log 1 and 2 from 1/31/07, soil log 1 to 148", no mottling, seepage or groundwater. Soil log 2 was 156", no mottling, seepage or groundwater. Permeability test was an SPCRT 1A done 1/31/07, results K4, in season groundwater monitoring done 3 days from 1/31/07 – 2/3/07, resulting in no groundwater. For the reserve area, soil logs 3 & 4 performed 1/31/07, 3 to 138" no mottling, seepage or groundwater, 4 to 136" no mottling, seepage or groundwater. Permeability test was an SPCRT 3 done 1/31/07, results K4.

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

Ms. Albrecht	Aye	Ms. Butula	Aye	Ms. Sheay	Aye
Dr. Allen	Aye	Mr. Facinelli	Aye	Chair Nugent	Aye

**2. Block 75/Lot 3 – RBZ Enterprises, Inc., Klementovich, Lazy Brook Rd.**

Escrow fees paid 4/25/07. Check #1483 \$750.00.

Mr. Robert Zederbaum, NJ licensed engineer, and Mr. John Haley, soil technician on the project appeared before the board. Mr. and Mrs. Klementovich were also in attendance. Mr. Zederbaum stated this piece of property exhibited terrible soil conditions, very high bedrock, groundwater up to the surface. This is a failing system in that there is sewage on the surface of the ground. The overview is that they approximately doubled the size of the bed based on the soils testing to try and be as conservative as possible. The soil was reduced to a K1 based on the soils condition to try and get the best system possible.

Mr. John Haley stated 10 soil logs were dug on the property ranging from 26" to 96". In November 2006 a pit bail test was done in soil log 3, producing 2.2 or K3. Soil log 9 was done with that. Soil log 3 and pit bail 1 were piped (PVC) to return in January 2007 for 8 weeks of monitoring.

Chair Nugent asked why that area of the property was chosen.

Mr. Zederbaum stated there was not enough seepage to work with in any of the other holes that were dug. The initial intention was to dig on the far right if you are looking at the house, that is soil log 1, but the depth was not there.

Chair Nugent asked if there were any other places on the property that were considered.

Mr. Haley stated not at all, the soil logs are placed fairly consistent around the perimeter of the property, the soil did not change much, it was really bad soil.

Ms. Butula asked if they had considered any other form of system.

Mr. Zederbaum stated they had thought about it, however, based on the soil conditions, they did not feel there would be any benefit by going to an alternative system. The problem here is really the disposal, which there should be enough of in the area, and they are putting in a tremendously high mound to bring the system up. It appears that the water will disperse once they treat.

Ms. Butula asked the exact distance between the toe of the mound and the property line.

Mr. Zederbaum stated that is 2.2', it doesn't meet the ordinance.

Ms. Butula stated that would be another issue.

Mr. Zederbaum stated they tried to bring it in conformance with the state and local codes along with the township codes.

Ms. Butula stated it is an open field on the other side of the mound, so choices can be made if that is ever developed.

Chair Nugent asked since variance request had been checked, is this referring to the toe slope setback, use of a pump, and from the state codes, the 3 inch water table. Also, did they notice the neighbors.

Mr. Zederbaum stated that they had not noticed.

Chair Nugent asked if there were any improvements to the property in the back.

Mr. Klementovich stated no.

There was some discussion of the map date and revision date.

Chair Nugent asked for clarification of the dates of HCHD review letters.

Mr. Zederbaum stated 3/13/07 and 4/11/07, and summarized the content of the letters.

There was some discussion of explaining the maintenance agreement for the pump system to the homeowners.

Chair Nugent stated that he felt that because of the size of the mound, the surrounding property owners should have an opportunity to respond. The outstanding issues are the date correction, the property owners should be fully informed, the neighbors should be noticed.

Ms. Albrecht stated that based on the fact that this system has been failing for the past 30 some years, perhaps the board could suggest that the homeowner consider doing a well water test, not as a board requirement, but for their own information and safety.

Mr. Zederbaum conferred with his client, Mr. Klementovich stated they would have the well tested.

Chair Nugent stated the board would proceed with the regular agenda.

**Heard @ 9:18 pm:**

**A. APPROVAL OF THE MINUTES**

**1. Minutes** of March 21, 2007. (*-Albrecht, Butula vote*).

A **MOTION** was made by Mr. Facinelli to **approve** the minutes of 3/21/07.

This motion was seconded by Dr. Allen.

Ms. Taormina stated on pg. 8, "Ms. Taormina stated as to the latter..." on the second line "whatever decisions made by this board..." should read "whatever decisions made by this board would attempt to be used..."

On roll call vote the following was recorded for approval of the 3/21/07 minutes:

Dr. Allen     Aye       Ms. Sheay     Aye

Mr. Facinelli   Aye       Chair Nugent   Aye

**2. Minutes** of April 25, 2007. (*-Albrecht, Facinelli, Muir*).

A **MOTION** was made by Ms. Sheay **approve** the minutes of 4/25/07.

This motion was seconded by Ms. Butula.

There were no corrections.

On roll call vote the following was recorded for approval of the 4/25/07 minutes:

Dr. Allen     Aye       Ms. Sheay     Aye

Ms. Butula   Aye       Chair Nugent   Aye

**B. CORRESPONDENCE**

**1. Suspected Hazardous Discharge Notification** letter dated 4/13/07 regarding heating oil at 203 Johnson Road.

**2. Suspected Hazardous Discharge Notification** letter dated 4/21/07 regarding heating oil at 12 Mill Road.

**3. Block 95/Lot 1.01 – NJDEP letter** regarding potable well water analyses.

*Chair Nugent noted the compound was unknown, and the concentration was an estimate.*

**4. Block 93/Lot 61 – NJDEP letter** regarding potable well water analyses.

**5. Block 8/Lot 3 – NJDEP letter** dated 3/1/07 regarding new form.

**6. Block 8/Lot 3 – Memo from Twp. Engr. Clay McEldowney** re: LOI Presence/Absence.

**7. Block 8/Lots 4,5,6,7 – NJDEP letter** re: LOI application.

**8. Block 8/Lots 4,5,6,7 - Memo from Twp. Engr. Clay McEldowney** re: LOI Presence/Absence.

**9. Block 36/Lot 96 – letter from ETI** regarding LOI/Line Verification application.

**10. Block 36/Lot 96 - Memo from Twp. Engr. Clay McEldowney** re: LOI – Line Verification Application.

**11. Block 39/Lot 59 – NJDEP letter** regarding LOI Presence/Absence.

**12. Block 39/Lot 59 - Memo from Twp. Engr. Clay McEldowney** re: LOI Presence/Absence Application.

**13. Block 73/Lots 38, 40 - Memo from Twp. Engr. Clay McEldowney** re: LOI – Line Verification Application.

*Chair Nugent commented on the number of LOI's with no wetlands determinations.*

*Ms. Butula noted that current trend and recommendations had people do these that normally would not.*

**14. Block 42/Lot 8.02 – HCHD – Notice of violation** re: Individual Sewage Disposal System.

*Chair Nugent noted this was brought to the boards attention during last months meeting. This is the confirmation that there was a breakout.*

**15. Block 75/Lot 14 – HCHD – Notice of violation** re: Individual Sewage Disposal System.

**16. Block 55/Lot 21 – NJDEP letter** regarding LOI, Footprint of Disturbance.

**17. Block 22/Lot 4 – Freshwater wetlands appl.checklist. (corrected copy B.12. and B.13. from 4/25/07 agenda).**

**C. SEPTIC REPAIRS** (*HCHD status in italics*).

**1. Septic System Repair Approval** from HCHD, B 661/L 19.40. *No work done as of 5/10/07*

**Carried from 4/25/07:**

2. Septic System Repair Approval from HCHD, B 51/L 30. *Called Russell Reid 5/10/07. They went to house 3/24/07 and found that tank already had riser to grade. No riser needed permit not needed; septic is only 6 years old.*
3. Septic System Repair Approval from HCHD, B 52.01/L 20. *Telephone call with contractor yielded that he can not get to the property until July. Left message with owner that system needs to be installed with in the next 30 days if necessary, another contactor needs to be hired.*
4. Septic System Repair Approval from HCHD, B 54/L 1.03. *Final field 4/13/07*

#### **D. OLD BUSINESS**

##### **1. Readington Middle School – well water test results**

- A. 2006 test results.
- B. Latest test dated 5/7/07.

*Chair Nugent stated the second well installed at the Middle School showed above limit VOC's. Hunterdon County Health Department immediately closed off that water, installed bottled water and posted notices. The BOH was not made aware of this situation in a timely manner. This board would like measures to be taken to alleviate this in the future. State funding has provided a POET system installation on the well.*

*The following item is deferred to a future date.*

- C. Discussion with Board of Health Hydrogeologist.

##### **2. HCHD application form – follow up.**

*Ms. Taormina stated that she had received communication from Shaina Taylor, Assistant County Counselor, HCHD, regarding certified signatures on HCHD Application forms. In the case of repairs, engineers are permitted to sign for applicants; for alterations, the applicants sign. There was some discussion of the term 'applicant' and the certification phrase.*

##### **BOH application form.**

*A certification clause may be added to the BOH application form. Ms. Petzinger will forward the current application form to Ms. Taormina for revisions as discussed. Chair Nugent will review prior to distribution.*

##### **3. Merck Community Outreach Program.**

*Ms. Butula attended the Merck Community Outreach Program this evening, this is the second annual meeting, volunteers from the community are asked for feedback on the needs of the community. Ms. Butula attended as a representative of the Partnership for Public Health, and the township. They have been supportive, producing statistics of state, national, county and local reference material for continued use, the Hunterdon County New Jersey Community Health Profile. Ms. Butula presented to them what would be synergy for them with their corporate outlook and goals. They are a wonderful neighbor, and very open and willing to share of themselves.*

##### **4. Healthy Communities – National Health Conference – 4/11/07 video tape is available through Kristen Brown at HCHD.**

5. **Ms. Taormina** - at the 4/25/07 meeting, the 'Emergency Health Powers Act' was reviewed. *The board members were to review it on their own.*

##### **6. Collapsed septic tank – Ms. Sheay had contacted Chair Nugent regarding this. Chair Nugent stated it is his understanding that in the decommissioning of a system, when a new system is being installed, is that the tank is pumped out, and the tank is then crushed and buried on site. The HCHD should be contacted for confirmation.**

**E. NEW BUSINESS**

**1. Newsletter – deadline 5/7/07, distribution date 6/6/07.**

*Ms. Butula submitted an article on lyme disease for the upcoming newsletter.*

**2. HCHD Cleanup - *electronics and propane tank collection day on Saturday, June 16, 2007.***

**G. ADJOURNMENT**

A *MOTION* was made by Mr. Facinelli to adjourn at 10:18 pm, seconded by Ms. Sheay with a vote of Ayes all, Nays, none recorded.

Respectfully submitted:

Lorraine Petzinger  
Board of Health Secretary