

READINGTON TOWNSHIP BOARD OF HEALTH MEETING

July 20, 2005

Chair William C. Nugent called the meeting to order at 7:03 pm and announced that adequate notice of this meeting of the Readington Township Board of Health has been provided, by posting on the Township Bulletin Board, delivery to the Hunterdon County Democrat, the Courier News, filing with the Township Clerk and mailed to the members of the Board of Health.

Attendance Roll Call:

Christina Albrecht present Raymond Facinelli present William C. Nugent present
Daniel Allen absent Stephanie Moore present @8:15 Wendy Sheay absent
Jane Butula present Beatrice Muir present

Also Present: Board of Health Engineer: Mr. John Hansen
Board of Health Attorney: Marisa Taormina
Hunterdon County Health Department: Ms. Deb Vaccarella

A. APPROVAL OF THE MINUTES

1. **Minutes** of June 15, 2005. (-Facinelli, Muir vote). Defer to 8/17/05 meeting.

B. CORRESPONDENCE

1. **NALBOH** – NewsBrief.

Ms. Butula noted two recreational water illness articles; pg.7 second hand smoke, pg.10 Local Governance; Chair Nugent noted the smoking by numbers article, pg.12 the online web course for On-site Wastewater, New website for food-borne illnesses, pool water protocol.

2. **NJDEP** – LOI application for Block 9/Lot 6.
3. **Suspected Hazardous Discharge Notification** letter dated June 4, 2005. regarding heating oil at 1 Mill End Rd.
4. **Suspected Hazardous Discharge Notification** letter dated June 11, 2005. regarding natural gas at 114 Pulaski Rd.
5. **Suspected Hazardous Discharge Notification** letter dated June 16, 2005. regarding heating oil natural gas at 3 Colonial Rd.
6. **HCHD** – Memo dated 6/10/05 - Septic repair policy.
Chair Nugent noted this new policy. Compliments to the County.
7. **HCHD LINCS** – HC Communicable Disease report.
Noted.
8. **Readington Twp.** – letter dated 6/21/05 regarding request for sewer connection.
9. **Block 61/Lot 5.02** – LOI application.
10. **Block 18/Lot 3** - NJDEP LOI.
11. **NJDEP email** dated 6/23/05, Justice Task Force petitions to address env./health concerns.
12. **NJDEP email** dated 6/24/05, DEP announces tougher pollution limits.
13. **NJDEP email** dated 6/24/05, opening of environmental facility.
14. **Star Ledger article** dated 6/17/05, DEP cracks down on wetlands reporting.
Article was forwarded by Twp. Engr. McEldowney. The board would like Mr. McEldowney's interpretation.
15. **Block 64/Lot 51** - Township Engr. report dated 6/21/05.

16. **Block 9/Lot 6** - Township Engr. report dated 6/22/05.
17. **Block 80/Lot 1 & 2** - Township Engr. report dated 6/21/05.
18. **Block 72/Lot 26** - Township Engr. report dated 6/21/05.

Chair Nugent stated the soil survey map showed the stream feature, but LOI didn't reference it. Mr. McEldowney would be contacted.

19. **Freshwater Wetland General Permit** - Township Engr. report dated 6/22/05.
20. **Block 36/Lot 4** - Township Engr. report dated 6/22/05.

Chair Nugent noted application data is not in whole being submitted to Mr. McEldowney for review. Administration should be made aware of this, also at times Mr.

McEldowney is receiving multiple copies of data, duplication of material should be addressed. The Planning Board may also forward information to Mr. McEldowney.

21. **NALBOH** – announcing director position, also upcoming conference, ballot will be mailed.

22. **Hunterdon County Democrat** article regarding Alexandria Twp.

Chair Nugent requested Mr. Hansen to comment on this. Thanks to Mr. Matt Mulhall.

23. **Block 73/Lot 3.32** noted as repair application.

24. **Block 13/Lot 3, Todaro** letter dated June 14, 2005.

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

1. Septic System Repair Approval from HCHD, B 70/L 43. **Final inspection on 6/24/05.**
2. Septic System Repair Approval from HCHD, B 39/L 49.07. **Final inspection on 6/20/05.**
3. Septic System Repair Approval from HCHD, B 63/L 53.05. **Final inspection on 6/24/05**
4. Septic System Repair Approval from HCHD, B 69/L 13.30. *No work done as of 7/7/05.*
5. Septic System Repair Approval from HCHD, B 67/L 19.29 **Final inspection on 6/23/05.**

Chair Nugent noted the huge mounds of dirt at this site.

6. Septic System Repair Approval from HCHD, B 52/L 7.08 *No work done as of 7/7/05.*
7. Septic System Repair Approval from HCHD, B 65/L 13.10. *No work done as of 7/7/05.*
8. Septic System Repair Approval from HCHD, B 70/L 17.23. *No work done as of 7/7/05.*
9. Septic System Repair Approval from HCHD, B 46/L 8. *No work done as of 7/7/05.*
10. Septic System Repair Approval from HCHD, B 66/L 27.08. *No work done as of 7/7/05.*
11. Septic System Repair Approval from HCHD, B 42/L 5.01. **Final inspection on 6/30/05**
12. Septic System Repair Approval from HCHD, B 70/L 27.05. **Final inspection on 7/6/05**
13. Septic System Repair Approval from HCHD, B 48.01/L 26.21. *No work done as of 7/7/05.*
14. Septic System Repair Approval from HCHD, B 75/L 36. *No work done as of 7/7/05.*

Carried from 6/15/05:

15. Septic System Repair Approval from HCHD, B 51/L 49. *No work done as of 7/7/05.*
16. Septic System Repair Approval from HCHD, B 64/L 37.03 **Final inspection on 6/23/05**
17. Septic System Repair Approval from HCHD, B 45.01/L 63. **Final inspection on 6/13/05**
18. Septic System Repair Approval from HCHD, B 48/L 26.09. **Final inspection on 6/10/05**
19. Septic System Repair Approval from HCHD, B 94/L 3. *No work done as of 7/7/05.*
20. Septic System Repair Approval from HCHD, B 38/L 69. **Final inspection on 6/16/05**

Carried from 5/18/05:

21. Septic System Repair Approval from HCHD, B 97/L 5. *No work done as of 7/7/05.*

Ms. Butula noted the time involved on this repair. Ms. Vaccarella noted contractor is presently going out there.

Carried from 2/16/05:

22. Septic System Repair Approval from HCHD, B 36/L 19. *Pending, the clog was inside sewer line not septic. Will look for another contractor but recently had death in the family.*
23. Septic System Repair Approval from HCHD, B 47/L 7. *Pending, addition to home.*
24. Septic System Repair Approval from HCHD, B 51/L 25.01. *No work has been done, inspection on 2/16/05 showed no ponding or breakout.*

D. OLD BUSINESS

Carried from 5/18/05 -

1. **HCHD Notice of Violation** dated 4/6/05 – B 94/L 3, 60 Lazy Brook Rd.
Follow up on 4/20/05 agenda item B.10.

Ms. Vaccarella stated the inspector has noted the system is currently being pumped out. There is no report on the disposition of the complaint as of today.

Carried from 5/18/05 -

2. **HCHD Notice of Violation** dated 3/23/05 – Block 67 Lot 8 114 Readington Rd.
Follow up on 4/20/05 agenda item B.12.

Ms. Taormina has not been updated on status, she will contact Twp. Attorney.

3. **Partnership for Health** – future meetings: September 29th at 8:30 a.m. and December 8th at 8:30 a.m. - both at Echo Hill Lodge.

Ms. Butula will be attending both meetings and has been appointed to a sub-committee.

4. **Radon** update – Township newsletter article by Ms. Butula. To date approximately 20 calls have come in to the Board of Health office and 18 kits have been sold.
Information is available at www.njradon.org.

Chair Nugent thanked Ms. Butula, Ms. Petzinger and administrative staff. Reminder to be included in the October newsletter.

5. **Environmental Commission water testing – Fall 2005.**

Ms. Petzinger will look into regular testing program.

E. NEW BUSINESS

1. **NJDHSS – 2004 Right to Know Survey Update – Readington Twp. Schools.**
Noted.

F. APPROVALS

Category A. – Single Lots

1. **Block 13/Lot 68 – Fine - Sielkowski, Carman Lane.**

Escrow fees paid 3/25/05, Check #351. \$500.00.

Previously heard 4/20/05, 6/15/05.

Mr. Doug Fine and Mr. Raymond Sielkowski appeared before the board.

Chair Nugent stated this is a request for an appeal for the decision made at the 6/15/05 Board of Health meeting to deny the variance requested for exemption from the 8 weeks of monitoring and the 3 day monitoring within the wet season.

Mr. Doug Fine introduced himself and Mr. Sielkowski stating that Mr. Sielkowski would like to address the board first.

Mr. Sielkowski explained his situation to the board.

Mr. Fine asked the board to extend what is known as the expiration of the testing, and the applicant is willing to go back and do 8 weeks of monitoring. They will be using the stand pipes which have already been installed.

Mr. Fine stated they are withdrawing their appeal.

Chair Nugent confirmed they would be withdrawing the request for an appeal, and doing an additional 8 weeks of testing in season.

A **MOTION** was made by Ms. Butula to extend the eligibility of the testing on Block 13/Lot 68 to 4/30/06.

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

Ms. Albrecht	Abstain	Ms. Stephanie Moore	Aye
Ms. Butula	Aye	Ms. Muir	Aye
Mr. Facinelli	Aye	Chair Nugent	Aye

2. Block 5/Lot 6 Sena - Stives, Yardville Nat'l. Bank, Ramsey Rd. & Rt. 22W

Escrow fees paid 5/3/05, Check #1380. \$500.00.

Mr. David Stires, P.E., Mr. Sena, Sena Builders LLC, and Mr. Geoffrey Soriano, Esq. presented this application to the board. The proposal is for the approval of a well to be located below an improvement on the property. The HCHD procedure is that local Board of Health approves this. Approvals were received in April from the Planning Board, memorialized in May to build a bank branch office on the corner of Ramsey Road and 22. The applicant is seeking Board of Health approval for the existing well which will be located underneath the building itself.

Ms. Butula stated the following concerns:

- Well casing- 50' is required.
- Potability.
- Volatile organics.

Mr. Facinelli stated he would like to hear testimony as to how the proposed project was going to work.

Mr. Stires stated due to buffer requirements, etc., it was determined that the proposed well would be inside the footprint of the structure. A crawl space of approximately 6' would be created below the first floor so that the access would be available to the well and so that Summit Well would feel comfortable with the adequacy of the access to the proposed well.

Ms. Muir stated this is a sewered area along Route 22.

Mr. Facinelli questioned the functioning of the proposed well if there was severe rainfall.

Mr. Sena stated there will be underground detention, soil logs were dug down to 9 – 9 ½' and there was no water. The basement will be 6' 11", approximately 1' out of grade, so there should not be much water encountered.

Mr. Stires stated a sump pump was not proposed, but certainly could be added. The well is proposed with a cap on it, and they are comfortable with the security of it.

Chair Nugent summarized the board is looking for:

- consideration of a sump pump
- well casing depth
- proof of potability
- results of Private Well Testing Act, volatile organics

Ms. Butula stated a bacteriological water test at the time of CO would be a consideration.

Mr. Hansen stated this was looked at very extensively by the Zoning Board, recommendations were made regarding the well, he had no other comments. Chair Nugent stated the requested material should be in to the board office promptly for placement on the next agenda.

Mr. Soriano thanked the board for their time.

Ms. Albrecht stepped down for the following application.

3. Block 66/Lot 55 - Barkley - Norby, 135 Pine Bank Rd.

Escrow fees paid 5/20/05, Check #190. \$500.00.

Mr. Gregg Barkley and Mr. Norby appeared before the board. This application is for an expansion to 5 bedrooms. Mr. Norby stated the plan is to save part of the house and to add on as long as the setback is maintained. The well has been upgraded, casing extended above ground, water tight well head installed, and it has been tested and seems to be in order.

Mr. Barkley stated basin floods were done in the high area of the property. 4 soil logs were performed for primary and reserve, topsoil was encountered 6 – 8” underlain by silt loam to about 27 – 28”, then fractured shale to 70 – 100”. Static water level was monitored for 8 weeks, in the primary area the highest ground water level depth was 53” below grade, with mottles at 30”; the reserve highest level was 67” below grade. A slightly mounded disposal system is proposed 100’ from the well, downhill from the house and the existing system. One comment from Ferriero concerned wetlands. There are no wetlands on this property. There is a stream down sloped on the other side of the property.

There was some discussion of the setback.

Mr. Barkley stated he could move the tank location.

Mr. Hansen stated he had no problem with the distance from the stream to the proposed system location.

Ms. Butula stated the engineer must address the wetlands in writing in one of three ways:

- by written statement.
- a wetlands expert can be hired to inspect the property and provide statement.
- an LOI may be obtained.

Mr. Barkley stated he would feel comfortable providing a written statement.

There was some discussion of a well test.

Mr. Norby stated the well has been tested, and was treated for minor bacteria. Escrow funds have been set aside for treatment if necessary.

Ms. Butula stated she would recommend testing again at the end of construction.

Chair Nugent recapped the following requirements of the board:

- indication of the stream corridor and relocated tanks on the signed and sealed revised map.
- written testimony regarding wetlands.
- well test results and a letter indicating that the test results have been addressed in the event that the water is not potable.

Ms. Albrecht returned to the dias.

Category B. – Subdivisions

The following applicant was withdrawn from the agenda:

1. Block 64/Lot 19 – Bayer Risse - Renda, Farmersville Rd.

Escrow fees paid 4/5/05, Check #9441. \$500.00.

Previously heard 8/16/00.

Ms. Moore recused herself from the following application.

2. Block 53/Lot 14 – Templin - Malinowski

Escrow fees paid 11/16/04, Check #242. \$500.00.

Previously heard 11/17/04.

Mr. Anthony Malinowski appeared before the board.

Chair Nugent read the November 17, 2004 testimony into the record. Current data for this application includes a septic inspection letter dated 2/28/05, Ferriero Engineering letter dated 6/2/05, and a revised map received 7/6/05.

Ms. Vaccarella pointed out there was some discrepancy in the lot numbers.

Mr. Malinowski noted that the LOI had been received. Regarding the lot numbers, when the subdivision was approved by the Planning Board, what was considered in to be 14.04 is now 14.03, and 14.03 is now 14. Lot 14.03 has the existing well which will be an irrigation well. Lot 14 has an existing house.

Mr. Hansen stated on the revised map dated 6/4/05, the proposed well is on Lot 14, it has been moved out of the wetland transition area, and is now acceptable.

It was determined that the spring house is sufficiently covered.

Chair Nugent stated where the word “Roosevelt Rd.” is on the map, there are no homes.

A **MOTION** was made by Ms. Butula to **approve the data submitted** for Block 53/Lot 14 on map designated subdivision for Readington Township Hunterdon County, NJ by Templin Engr. Assoc., Bridgewater, NJ originally dated 1/14/04, revisions 8/30/04, 10/12/04, 2/2/05, 6/4/05, the LOI # 1022-04-0014 (FWW-040001). This project is divided into Lot 14 with an existing dwelling, on which a new well will be drilled. An existing septic, inspected by Delaware Valley Septic reported by letter dated 2/28/05 designates this as a fully functioning system. Lot 14.03 approximately 8.920 acres in which there is a proposed dwelling, for the primary soil log 3 and 4, three days of in season ground water monitoring was done, the highest regional ground water was 125”. Passing pit bail test 4, pit bail 1, for the reserve soil log 1 and 2, regional zone of saturation at 111”, passing pit bail test 1, pit bail 1. This is a gravity fed system. A new well will be drilled, the previously existing well will serve the dwelling on Lot 14, and will be turned over to agricultural use only. The spring house on Lot 14 is appropriately covered.

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

Ms. Albrecht	Abstain	Ms. Muir	Aye
Ms. Butula	Aye	Chair Nugent	Aye
Mr. Facinelli	Aye		

Ms. Moore returned to the dias.

Mr. Anthony Todaro addressed the board regarding Block 13/Lot 3. Mr. Todaro explained his application submission and asked the board for approval.

Chair Nugent explained some of the board of health procedures to Mr. Todaro including a licensed engineer representing an applicant and the possibility of additional testing being required for certain applications. Chair Nugent explained that Mr. Todaro has submitted additional data to the Board of Health office for Block 13/Lot 68, and that the escrow fees for this application would have to be supplemented, as required by ordinance, in order for further review by the board engineer. At that time, the data would be reviewed by the board engineer, a report on that review will be submitted back to the board members and heard by agenda. Mr. Todaro and an engineer if present would be able to address the board. It is in the best interest of the applicant for both the applicant and an engineer to be present in the event that the board has questions regarding the soils testing.

Ms. Vaccarella stated approval from the Hunterdon County Health Department of the design would then take place.

Mr. Todaro stated he would submit the additional escrow fees as required.

G. ADJOURNMENT

A **MOTION** was made by Mr. Facinelli to adjourn at 10:15 pm, seconded by Ms. Albrecht with a vote of Ayes all, Nays, none recorded.

Respectfully submitted:

Lorraine Petzinger
Board of Health Secretary