

## READINGTON TOWNSHIP BOARD OF HEALTH MEETING

July 18, 2007

Chair William C. Nugent called the meeting to order at 7:20 pm 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	Raymond Facinelli	present	William C. Nugent	present
Daniel Allen	present	Beatrice Muir	present	Wendy Sheay	present
Jane Butula	present				

**Also Present:** Board of Health Engr: Ferriero Engr., representative Mr. Joe Kosinski  
Hunterdon County Health Dept. representative Ms. Deb Vaccarella

### A. APPROVAL OF THE MINUTES

1. **Minutes** of June 20, 2007. (*-Facinelli vote*).

A **MOTION** was made by Ms. Muir to **approve** the minutes of 6/20/07.

B. 5. was clarified to read "*some small health depts. may not serve....*"

This motion was seconded by Ms. Sheay. On roll call vote the following was recorded for approval of the minutes as amended:

Dr. Allen     Aye   Ms. Muir     Aye

Ms. Butula   Aye   Ms. Sheay   Aye   Chair Nugent   Aye

### B. CORRESPONDENCE

1. **NALBOH** – 15<sup>th</sup> Annual Conference.

2. **HCHD – LINC**S - **Public health update – Bat Rabies.**

*Ms. Butula suggested copying the police dept. on this.*

3. **Suspected Hazardous Discharge Notification** letter dated 6/15/07 regarding heating oil at 105 Robin Way.

4. **Suspected Hazardous Discharge Notification** letter dated 6/28/07 regarding heating oil at 5 Cedar Road.

5. **Block 46.02/Lot 5.01 – NJDEP** - UST.

6. **Block 52.01/Lot 17 – HCHD** Notice of Violation.

7. **NJDEP** – Notice of Deficiency dated 6/8/07.

8. **Readington Lebanon Sewerage Authority** – Right to Know Survey 2006.

9. **NJDEP** – UST grant and loan program.

10. **Memo from Hatch, Mott, MacDonald** regarding water under pedestrian walkway.

*Ms. Butula noted this scientific answer to the 'oil sheen'. Chair Nugent suggested forwarding to all township witnesses, Code Enforcement, and Mr. Mulhall.*

11. **Block 39/Lot 8.01** - NJDEP – LOI application response.

12. **Block 39/Lot 8.01 – Hatch Mott MacDonald** - LOI application response

13. **Block 39/Lot 57 - Hatch Mott MacDonald** - Line Verification Extension.

14. **Block 83/Lot 4 - Hatch Mott MacDonald** - Line Verification Extension.

15. **HCHD** – Upcoming Education Opportunities.

*Chair Nugent noted this addition to the amended agenda.*

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

1. Septic System Repair Approval from HCHD, B 45.01/L 66 *Final Field 6/11/07*

2. Septic System Repair Approval from HCHD, B 68/L 10.04. *No work done as of 7/11/07*

3. Septic System Repair Approval from HCHD, B 38/L 28. *No work done as of 7/11/07*

4. Septic System Repair Approval from HCHD, B 25.02/L 6. *Final Field 6/16/07*

5. Septic System Repair Approval from HCHD, B 43/L 40. *Final Field 7/6/07*

6. Septic System Repair Approval from HCHD, B 50/L 37.07. *Final Field 6/21/07*

7. Septic System Repair Approval from HCHD, B 57/L 11.02. *Final Field 6/26/07*

8. Septic System Repair Approval from HCHD, B 93/L 24. *No work done as of 7/11/07*

**Carried from the 6/20/07 meeting:**

9. Septic System Repair Approval from HCHD, B 51/L 57. *Final Field 6/14/07*
10. Septic System Repair Approval from HCHD, B 70/L 27.32. *Final Field 7/9/07*
11. Septic System Repair Approval from HCHD, B 45/L 48. *Final Field 6/21/07*
12. Septic System Repair Approval from HCHD, B 69/L 13.29. *Final Field 6/5/07*
13. Septic System Repair Approval from HCHD, B 70/L 31.20. *Final Field 6/11/07*

**D. OLD BUSINESS**

**1. Readington Township Schools– well water test results.**

A. Readington RMS New 2.

*Chair Nugent noted that these test results are from Readington Township schools. Chair confirmed with Ms. Vaccarella that the installation of the POET system at Readington Middle School well #2 was completed.*

*Ms. Vaccarella stated that it had been installed immediately.*

*Ms. Butula asked that a final follow up test after the POET system was installed be done.*

*Ms. Vaccarella stated it has to be done quarterly, so it is passing now.*

*Mr. Mulhall stated that the last set of results taken between the tanks indicates the POET system is on. The results are fine.*

B. Readington RMS Old 1.

C. Readington Holland Brook School.

D. Readington Three Bridges School.

E. Discussion with Board of Health Hydrogeologist.

*Chair Nugent asked if Mr. Mulhall would address the board with his review of the material provided so far.*

*Mr. Mulhall stated in the summer of 2006 there were some low levels of contaminants that are known to be in this area of the township for awhile, since the 1980's. The new POET system seems to be working based on the May results. Levels were nonexistent in May, where there were detections in small levels in the summer of last year, and again in January of this year. As Ms. Vaccarella has pointed out, the system has to be sampled once every quarter, so that will keep track of what is happening.*

*Chair Nugent stated we have asked our hydrogeologist to review the material that has come out over the past few months again regarding this area. This will be addressed possibly with correspondence to the state over the course of the next few weeks.*

*Chair Nugent thanked Mr. Mulhall for his input.*

**2. HCHD – NJDEP Water Quality Planning Rules.**

*Ms. Butula asked Ms. Vaccarella what the county status was on this.*

*Ms. Vaccarella stated that it has been read and reviewed. The plan is nebulous in that it states that what affects local townships determines their septic maintenance plan, but does not provide guidance as to how this should be done.*

*Financially, aid may come from noncompliance fines. In section 5.1 it states that a township wide notice could advise residents to pump tanks this year.*

*Ms. Butula asked Ms. Vaccarella to confirm that the DEP is doing instruction and public hearings.*

*Ms. Vaccarella stated as far as she knew the public hearings have already occurred, and the comment period has been extended from 7/20/07 to 8/20/07.*

*There was some discussion of enacting this.*

*Ms. Butula asked that Ms. Vaccarella keep the board advised, if she has any information.*

**3. Partnership for Health –**

*Chair Nugent stated he and Ms. Butula had discussed providing assistance for the community health endeavor. Ms. Butula stated the committee and board members should be receiving their booklets soon.*

#### **4. Education –**

*Ms. Sheay stated the issue of an educational plan for the Board of Health members will be revisited, and she will provide recommendations. A subcommittee may be a good idea. Chair Nugent stated this is an endeavor that he has been interested in.*

#### **E. New Business**

##### **1. NJDHSS – 2006 Right to Know – Readington School District.**

Orig. data distributed with 5/16/07 and 6/20/07 approval pkt.

*Ms. Butula stated that BOH hydrogeologist Matt Mulhall had been asked to review this data.*

*Mr. Mulhall's report was that everything seemed to be appropriate, nothing seemed out of line, and would not be connected with their problem.*

##### **2. NJDHSS – 2006 Right to Know – Readington Twp. Public Works.**

- A. Municipal Garage.
- B. Pickel Park.
- C. Hillcrest Park.
- D. Summer Rd. Park. Readington Middle School.
- E. Coebler Bldg.
- F. Cornhuskers Park.
- G. Whs. Sta. Library
- H. Three Bridges Library

*Noted.*

##### **3. Hunterdon County Planning Board – Quarterly Municipal Breakfast Talk.**

*Chair Nugent reviewed the agenda.*

##### **4. Newsletter – deadline 7/13/07, distribution date 8/10/07.**

**BOH submission** - Free rabies clinic is being organized for late September.

*Ms. Petzinger stated the date has been set for the fall clinic, it will be Saturday, September 29, 2007, 9 to 11 a.m. at Three Bridges Firehouse.*

*Ms. Butula stated for future planning for the next newsletter she would put together an article regarding the Partnership for Community Health.*

##### **5. OEM update.** - Upcoming exercises:

- August 2007 – tabletop exercise, exact date forthcoming.
- September 28<sup>th</sup> & 29<sup>th</sup> – hands on exercise, magnitude to be determined.

*Ms. Petzinger stated that per Mr. Kerwin, a tabletop exercise has been planned for August, and a hands on exercise will be 9/28<sup>th</sup> and 29<sup>th</sup>. Ms. Vaccarella stated it will be for dispensing of medication.*

#### **F. APPROVALS**

##### **Category A. – Single Lots**

##### **1. Block 42/Lot 25– Raes, Engr. & Land Planning, Boccafogli, Pulaski Rd.**

Escrow fees paid 6/6/07. Check #6837 \$750.00.

Orig. data distributed with 6/20/07 approval pkt.

Mr. Eric Raes, NJ licensed engineer appeared before the board. This application is for a malfunctioning system, and will require a pump system. This is a 4 bedroom house, the existing system is in the front yard, and will be rerouted to the backyard due to setback issues. There is a drainage swale, and the well is in the front. Two test pits were put in, encountered fractured rock, performed a basin flood on test pit 2, with good results, draining in less than 1 hour.

Chair Nugent asked Mr. Raes to clarify the changes made on the resubmitted material.

Mr. Raes stated they had increased the size of the second tank to 1500 gallons. The distance to neighboring wells was verified, and the distance to the stone drive was indicated. This drive is an abandoned access road, and is grassed over and seeded. It has been replaced by the 12' wide stone drive along the tree row, providing access to the house constructed in the back.

There was some discussion of the size of the pump tank.

Mr. Raes stated that he would have no problem increasing the size of the tank if that is what this board wishes, and what is recommended by the HCHD.

Chair Nugent stated that the map in front of the board right now with the 1500 gallon tank is more in line with what the board is used to seeing. Alternatively, we have an older map that does not properly annotate the pump tank, and the smaller tank is noted.

Chair Nugent confirmed that there were no other questions by the board.

A motion was made by Ms. Sheay to approve this application for Block 42/Lot 25, 10 Pulaski Road, applicant Paul Boccafogli. This application is for an alteration with no expansion to correct a malfunctioning system. The design will be a pressure dosed, fill enclosed, soil replacement bed. There will be a 1500 gallon pump tank. This requires a deed restriction including filing with the County Clerk, and the maintenance requirements. The engineer is Eric Raes, Engineering and Land Planning. The map dated 4/25/07, revision 6/29/07, per Readington Twp. comments, is entitled Boccafogli Residence Individual Sewage Disposal System. Review letter from HCHD dated 6/6/07, and two letters from Engineering and Land Planning Assoc. dated 6/6/07 and 7/5/07 are included, indicating no wetlands on the property. The surveyor is John Vaida. For the primary area, soil logs TP-1 and TP-2 dated 4/3/07, TP-1 to 118", no seepage, no mottling, TP-2 to 122", no seepage, no mottling. Regional zone of saturation is set at the deepest soil log at 122". Permeability test, basin flood BF-1 in TP-2, dated 4/3/07, depth 82", result passing.

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

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

*Mr. Facinelli recused himself at 8:30 pm from hearing the following application:*

**2. Block 47/Lot 13– Mantz Engr., Kramer , 42<sup>nd</sup> Street.**

Escrow fees paid 5/8/07. Check #16539 \$750.00.

Orig. data distributed with 6/20/07 approval pkt.

Mr. James Mantz, NJ licensed engineer and land surveyor appeared before the board. Mr. Mantz stated the soil testing and proposed septic system was reviewed last month. It was brought to his attention that there was a possible pollution plume in the area. The board had mentioned putting a POET system on the well, which they had agreed to at that time. The homeowners have failed to attend the meeting this evening as planned. Ms. Vaccarella had reviewed and did not have any particular problems with the data, and said the standard language that the board included on other applications would be suitable in this case.

Ms. Butula stated that it had been a request from BOH attorney Ms. Taormina that the property owners appear before this board so that the concerns as stated could be clarified in person.

Mr. Mantz asked that the board carry this application to next month.

Ms. Butula asked that Mr. Mantz explain to the Kramers that the board feels they should be present to ask any questions.

Mr. Mantz stated he would do that and thanked the board for their time.

*Mr. Facinelli returned to the dais at 8:36 pm.*

**3. Block 55/Lot 21– Yager, Spillane, Hillcrest Rd.**

Escrow fees paid 4/23/07. Check #6016 \$750.00.

Orig. data distributed with 6/20/07 approval pkt.

Mr. James Hill, NJ licensed engineer appeared before the board. Mr. Hill stated he was representing Mr. and Mrs. Spillane, owners of Hobby Horse Hill Farm on Hillcrest Road. This system and testing are being done for a barn that was taken down, and is being replaced with a new barn. The original home is being remodeled and a bedroom added to total 4 bedrooms. This farm used to be known as the Kanach Farm. Mrs. Kanach still lives in the carriage house. This is preserved farmland. The proposed system is a replacement for the system at the old barn and house which according to HCHD records had been repaired in about 1997. Soil logs, as reported by Ferriero reflected a 3 inch discrepancy in the measurement to the course horizon, it can either be 45" or 48", it varies in the depths of each of the holes throughout the property.

Chair Nugent confirmed that this would not alter the design.

Mr. Hill stated it did not. During the eight weeks of testing, the holes were dry. We are here tonight for clarification of any issues raised in Mr. Ferriero's letter, and approval of the soil logs, also the system has a pump, and Mr. and Mrs. Spillane have been advised of the deed restriction and maintenance.

Ms. Butula confirmed the total number of bedrooms in the house will be 4, and that the carriage house has 2 bedrooms, and is on a separate septic system. The carriage house is not involved in this revision. The new barn, house and carriage house will be on the same well.

Mr. Hill stated the footprint of disturbance letter requested from DEP should be on file with the board, with Clay McEldowney's report to the board. The proposed area to be disturbed is totally encompassed within the footprint of disturbance.

Chair Nugent asked for the location of the carriage house on the map.

Mr. Hill stated it is labeled as accessory 1 story frame dwelling.

Chair Nugent asked about the water runs servicing the existing barn location, and the proposed 2 story frame dwelling, but not to the accessory 1 story frame dwelling.

Mr. Hill stated that there is another connection going directly east out of the well house to the carriage house, that can be added to the map.

Ms. Vaccarella confirmed with Mr. Hill that the septic field is based on a 4 bedroom home and 505 gallons/day for the barn. Ms. Vaccarella stated a low flow washing machine may also be a good idea. There was some discussion of the potability of the well water.

Chair Nugent stated he had advised through the board secretary some items that may be of additional concern, as a result, some additional material was added to the packet, including a commitment to upgrade and chlorinate the well, and install a system as necessary. Also in a letter dated 7/16/07, the well casing will be upgraded in early August in compliance with current standards, inclusive of an arsenic remediation unit. The applicant and engineer have done a good job in being compliant with the board's concerns.

Ms. Butula noted that the existing septic has not been tested.

Chair Nugent stated the one story frame accessory dwelling has an existing septic system, which was repaired in 1997 has not been tested.

Mr. Hill read from the repair report from March 18, 1997, rental house, old steel tank, pumped and replaced with 1,000 gallon concrete modern septic tank. The system was fully functioning at that time. There was some discussion of the condition of the laterals for the one story frame existing dwelling's system, and confirming the functioning of the existing septic system.

Chair Nugent stated if the applicant would provide information on the functioning of the existing system, this should be able to be heard at the next meeting. Also, if the well line connecting the carriage house could be indicated on the map, it would be helpful.

Mr. Hill thanked the board for their time.

Chair Nugent stated that at this time if the next applicant would bear with a slight delay, there is a Readington Township resident in the audience that had contacted the Board of Health office earlier, and wished to address the Board.

Ms. Julie Finney, of 1 Cherry Court, BL 68/LT 10.15, addressed the board. Ms. Finney stated this property is a cul-de-sac that backs onto Branchburg Township. There is a creek behind her house that runs into Holland Brook which runs along the side of her property. Branchburg Township had a sewage break directly behind her house 2+ weeks ago. This went directly into the creek behind her house. Ms.

Finney stated that she had tried to contact Branchburg regarding the clean up plans, and was told the cleanup would be under the direction of the Somerset County Health Dept. and the DEP.

Ms. Vaccarella asked that this information be forwarded to her at Hunterdon County Health Dept.

Ms. Muir suggested that this Board of Health send a letter to Branchburg Township Committee regarding this. The sewage authority may not have made Branchburg Township Committee aware of this incident.

Chair Nugent thanked Ms. Finney for bringing this to the attention of the board.

Chair Nugent stated that the meeting would continue with the next applicant as listed on the agenda.

#### **4. Block 57/Lot 8– Chmielak, Engr. & Land Planning, Reed/Falcon, Forty Oaks Rd.**

Escrow fees paid 3/27/07 Check #4696 \$500.00.

Mr. Eric Raes, NJ licensed engineer appeared before the board. This application is a proposed expansion for the Reed/Falcon residence located at 19 Forty Oaks Road, Block 57/Lot 8. This is currently a 2 story dwelling, 3 bedroom, proposing to increase to 5 bedrooms. Five test pits were conducted in January, the primary is located towards the back of the property where the results were better. Three additional test pits, TP-3, 4, and 5 were conducted towards the south/front of the property. Basin floods were conducted for the primary and reserve beds with good results.

No variances are required, the location is 100' from any wells, and 75' from catch basin in the front yard.

Chair Nugent confirmed that they had received Ferriero Engineering letter dated 6/10/07, reading General Comment #3. The plan notes that "there are no wetlands or wetland buffers within 150' of the proposed system", however, wetlands associated with the Leslie Brook are depicted proximal to the proposed system on the NJDEP i-MapNJ database. The applicant's engineer should provide testimony regarding the onsite evaluation.

Mr. Raes stated Jim Chmielak did go out and field locate the wetlands. As a standard practice, they locate the wetlands giving at least 200', from a jurisdictional standpoint, the septic system alteration can be done without specific need for a GP25, septic repair within a buffer zone. They were roughly between 200 and 250' away.

Chair Nugent stated the i-Map suggests that the proposed system could be within 100' of the house. This board will accept one of three levels of assessment of wetlands to components, 1) is that the engineer testifies that there are none within the proximity, 2) a wetlands expert provides something in writing stating such, 3) an LOI may be obtained.

Mr. Raes stated Mr. Chmielak, on staff is qualified, and will provide a letter.

Chair Nugent, referring to Ferriero's 6/10/07 letter, comment #5. regarding the reserve area, soil log TP-3, artesian zone of saturation may exist.

Mr. Raes stated piezometers had been put in soil log 2, primary and 3, reserve. They were tested for 8 weeks, soil log 2 was dry all 8 weeks; soil log 3 for one week had 19" of water in the reserve, which in their opinion was due to the heavy precipitation at that time, and was not artesian, but surface water runoff. It was dry all the other weeks.

Ms. Butula stated in the letter it states this log is not being used for either primary or reserve bed.

Mr. Raes stated there were two additional test pits, TP-2 and TP-5 which are in the 15' measurement extents of the reserve bed that satisfy that. From a design standpoint, they relied on soil logs 4 and 5.

Chair Nugent stated there is no reference to a basin flood for the reserve at all. Basin flood 2 was never finished.

Mr. Raes stated one passing basin flood is required, once they had one passing within the 24 hour period, they stopped, and did not recheck the other basin flood.

Mr. Kosinski noted that form 3g, their page 4 of 13 is incorrect.

There was some discussion as to whether the basin flood 2 should be considered as failed or discontinued.

Mr. Raes stated he would have to look into whether or not they collected a measurement in the morning.

Ms. Butula stated this is new construction, for public health policy, she would like to see a well test done for potability.

Mr. Raes stated the outstanding issues are a well test for potable quality, the wetlands letter, and confirmation and data for the basin flood with corrected figures.

Chair Nugent asked for clarification of their letter dated 5/18/07 regarding soil log 4. Mr. Raes stated the field engineer did not extend the depth to the full 120". The solution was that it did not impact the design of the system, so while they were out there to install the bed they would have the witness come out to extend it to 120". Mr. Raes stated he would have to look into why it was discontinued, and if it was read the following morning. If not, or it failed, they will retest test pit 4 to 120", and conduct the basin flood test.

Chair Nugent asked if there were any other issues.

Ms. Petzinger stated that this applicant has been advised that their escrow account is in arrears.

Mr. Raes stated he was copied on the letter, and he would also mention it to them.

## **G. ADJOURNMENT**

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

Respectfully submitted:

Lorraine Petzinger  
Board of Health Secretary