

READINGTON TOWNSHIP BOARD OF HEALTH MEETING

September 21, 2005 7:00 pm

Chair William C. Nugent called the meeting to order at 7:09 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 present Stephanie Moore present Wendy Sheay present
Jane Butula present Beatrice Muir present

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

A. APPROVAL OF THE MINUTES

1. Minutes of July 20, 2005. (-Allen, Sheay vote).

A **MOTION** was made by Mr. Facinelli to **approve** the minutes of 7/20/05. This motion was seconded by Ms. Butula and passed with a vote of ayes all; nays none recorded.

2. Minutes of August 17, 2005. (-Facinelli, Muir, Moore vote).

A **MOTION** was made by Ms. Butula to **approve** the minutes of 8/17/05. This motion was seconded by Ms. Sheay and passed with a vote of ayes all; nays none recorded. Ms. Butula noted on pg. 4 of 6, end of 4th para. should read " Ms. Butula noted that the zoning officer and tax assessor should be aware that this is a 3 bedroom home." Ms. Taormina noted that she had not attended the August meeting.

Chair Nugent confirmed with counsel (since all board members were present) that alternate BOH member Christina Albrecht should be present, remain with the board and vote on application(s). Ms. Taormina stated Ms. Albrecht could be present, remain with the board, but not vote on applications.

B. CORRESPONDENCE

1. Suspected Hazardous Discharge Notification letter dated 8/25/05.

regarding heating oil at 9 Higginsville Rd.

2. NJDEP letter dated 7/13/05 regarding Stream Encroachment Pgm. replacement of bridge on Barley Sheaf Road.

Chair Nugent noted that this may be pertinent to the last item on our agenda under subdivision approvals.

3. Block 38/Lot 38.01 LOI wetland boundary verification.

4. NJDEP permit to widen portions of Mill Rd.

Ms. Butula noted the dates they were prohibited from working.

5. Block 22/Lot 66 LOI wetland presence/absence determination.

6. Block 21.12/Lots 46, 46.03 freshwater wetlands statewide gen. permit No. 6 & 7.

7. Letter from Animal Welfare Center dated 8/15/05 regarding licensing of cats.

Chair Nugent stated the board will address this at a future date after review; Ms.

Petzinger noted that 2 other neighboring townships do license cats, they are currently licensing roughly 1/2 the number of cats as dogs.

The board will consider this information and readdress this concern.

Chair Nugent stated for the record his goal would be to address the medical issue and nothing else if in fact it is an issue. Ms. Butula agreed.

8. Block 45/Lots 26.03 and 26.08 wetland presence/absence application.

9. Guidance Document from HCHD.

To be distributed to members of subcommittee.

C. Septic Repairs (*HCHD status in italics*).

1. Septic System Repair Approval from HCHD, B 52.01/L 19. **Final as of 8/17/05.**

2. Septic System Repair Approval from HCHD, B 51.03/L 7.02. **Final as of 8/31/05.**

3. Septic System Repair Approval from HCHD, B 66/L 19.45. **Final as of 9/6/05.**

Carried from 8/17/05:

4. Septic System Repair Approval from HCHD, B 70/L 27.11. **Final as of 9/9/05.**

Carried from 7/20/05:

5. Septic System Repair Approval from HCHD, B 52/L 7.08 *No records on file for this BL/LT possibly 52/ 7.03? Final as of 8/25/05*

6. Septic System Repair Approval from HCHD, B 65/L 13.10. *No work done as of 9/13/05.*

7. Septic System Repair Approval from HCHD, B 70/L 17.23. *No work done as of 9/13/05.*

8. Septic System Repair Approval from HCHD, B 66/L 27.08. *No work done as of 9/13/05.*

Carried from 6/15/05:

9. Septic System Repair Approval from HCHD, B 94/L 3. *No work done as of 9/13/05.*

Carried from 5/18/05:

10. Septic System Repair Approval from HCHD, B 97/L 5. *No work done as of 9/13/05.*

Carried from 2/16/05:

11. 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.*

12. Septic System Repair Approval from HCHD, B 47/L 7. *Pending, addition to home.*

13. 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.*

There was some discussion of continuing to carry certain pending repairs, Chair Nugent will look into this further.

D. OLD BUSINESS

1. Ms. Butula stated there are 3 items to look into for the upcoming newsletter:

1) requirement that the township publish something to the residents on the maintenance of septic systems

2) second hand smoke

3) radon kits available

E. NEW BUSINESS

1. Peat biofiltration systems - Guidance for Approving Alterations to Existing and Malfunctioning Systems and ECO PURE presentation overview.

Data was mailed with approval packet including the presentation of the Eco Pure system.

Chair Nugent requested that Mr. Hansen/Ferriero Engineering prepare a position paper on this system.

2. Rainfall Data.

3. Email – NJDEP – DEP Press Release: NJ Environmental Commissioner Stresses Need for Water Conservation Statewide.

Chair Nugent noted that there are other towns which have begun water restrictions. Well information was emailed to everyone.

Ms. Butula stated a guidance document was worked out previously in regard to testing, the board may want to refer to it for guidance. 2002 was the last time Elizabethtown, the state DEP and Readington did an advisory, by comparison, we are worse this year.

Ms. Muir stated the evening news out of Philadelphia claimed if we did not have rain within the next two days, it would be the driest recorded stretch in the summer on historical record.

Ms. Butula stated from the data given to the board from NJWSA Spruce Run Rain Gage indicated the rainfall is 8.91” below average for the past 4 months, and 7.34” for the year, from January through August 31, 2005.

Ms. Muir stated that well information may be available from the HCHD.

Ms. Vaccarella stated that since 1990 all the records are on file by block and lot.

Currently, Glen Gardener has gone on restriction, and Tewksbury was looking into an advisory.

Ms. Butula stated the NJDEP advisory right now is voluntary and states that lawn watering for 20 mins. twice a week through the fall, fix leaky faucets, run dishwashers and washing machines only when full, etc., this may be what Readington should follow.

A **MOTION** was made by Ms. Butula that the *Readington Township Board of Health make a recommendation to the Readington Township Committee that we go into a voluntary water conservation program as recommended by the NJDEP*, and if they would pass such a motion at their next meeting. The Committee should take whatever appropriate measures that they deem necessary to make all members of the community aware of the conservation program. This motion was seconded by Ms. Moore, and passed with a vote of ayes all, nays, none recorded.

Ms. Butula will stay in touch with Elizabethtown Water, and asked Ms. Vaccarella to keep the board posted if there is any new data.

The board determined to stay in close contact regarding this issue.

4. Township notification of septic system maintenance.

Chair Nugent stated this was covered under Old Business. Thanks to HCHD for distribution of the pamphlets.

F. APPROVALS

Category A. – Single Lots

1. Block 73/Lot 3.32 – Bayer Risse Engr., Wyllie/Millage, 29 Clark Court.

Escrow fees paid 7/6/05, Check #15180. \$500.00.

Mr. Bill Jupinka appeared before the board.

Chair Nugent stated this applicant has requested a variance, anyone in the audience wishing to speak to this may do so in a few moments.

Ms. Taormina confirmed with Ms. Petzinger that the return receipts for the notices had been filed with the BOH office.

Mr. Jupinka stated this application is for a malfunctioning system for a 4 bedroom dwelling. A previous repair was unsuccessful. This is a slight mounded system. Distances from the tank to the wetlands approximately 80', field approximately 75'. The wetlands are not associated with any endangered species.

There was some discussion of the gross alpha test included with the water test results. Chair Nugent asked if there were anyone in the audience wishing to comment on this application. There was no comment.

A **MOTION** was made by Ms. Butula to **approve the data received** from Block 73/Lot 3.32, 29 Clark Court, map named Septic System Alteration Design Existing and Proposed Conditions for Block 73/Lot 3.32, map dated 7/1/05, data on page 3 of 9. Prepared by William Jupinka and Ted Bayer. Survey was supplied from the homeowner, County Clerk map # 530. This is an alteration of an existing system with no expansion. For the primary, soil log 531-1, done on 5/31/05, regional at 48", soil log 531-2 done 5/31/05, regional at 44" which would be the prevailing one. Basin flood 531-1 done 5/31/05 passing, no in season ground water monitoring, no reserve, no LOI. The engineer testified that the stream is appropriately distanced from the tank and the field. A waiver is granted for the installation of a pump. Maintenance and record keeping will be given to the homeowner. This is to be registered with the county clerk, a copy forwarded to the BOH secretary.

Verification of a variance was given to the BOH secretary, the variance for a waiver that the components do not meet the 100' setback from the well, the waiver is granted for such. The distance from the disposal bed to the well is 62'. Verification that the well casing is 50' and the water is potable, test results were negative.

This motion was seconded by Mr. Facinelli. On roll call vote, the following was recorded:
Dr. Allen Aye Mr. Facinelli Aye Ms. Muir Aye Chair Nugent Aye
Ms. Butula Aye Stephanie Moore Aye Ms. Sheay Aye

2. Block 51/Lot 56 – Engineering and Land Planning Assoc., Convery, 10 Springtown Rd.

Escrow fees paid 8/24/05, Check #1169. \$500.00.

Mr. James Chmielak, licensed engineer in NJ represented the applicant before the board. This is a malfunctioning system. The existing system is located directly in front of the residence, alternative areas were looked at. The 100' set back from the well limits the usable area. The proposed system is to the left as you are looking at the house. Testing was also done to the right of the house, it was found the proposed area is the best location. Regional zone of treatment was at 19" on the shallowest log, that was the basis which was started from, the zone of treatment was above that. Given the soil and site conditions a mounded system was designed, which necessitates a pump and pressure dosing system.

Mr. Facinelli asked if there had been testing in the back of the property, or within the 100' radius.

Mr. Chmielak stated no, they did not go within the 100' area, and described where on the plans the soil log locations were.

Ms. Butula noted on form 2b's a statement was made as to perched, nothing was filled in at regional. Mr. Stampoulos' advisory had been accepted, but 2b's were not revised.

Mr. Chmielak stated the 2b's did indicate a perched zone of saturation. On log 1 the perched zone of saturation was noted, log 2 noted both perched and regional zone of saturation.

Mr. Facinelli asked what the current status of the existing system is.

Mr. Chmielak stated he had not contacted the homeowners recently, hopefully they were keeping it pumped as necessary.

Chair Nugent confirmed that the soil permeability class rating tests were performed, noting that there is a disallowance by ordinance of class rating in certain types of soils, unless the results of the test are confirmed by another type of permeability test permitted by the code, so that permeability test cannot be accepted.

Mr. Chmielak stated that he was not aware of that, they did a pit bail to confirm the zone of disposal permeability, that the system would function. The conclusions of the soil class rating test indicate the ultimate permeability below that which would be required for proper drainage for the zone of treatment, this design incorporates select fill of a K4 class rating.

Chair Nugent asked where the pit bail was done, and if the data had been submitted.

Mr. Chmielak stated on test pit 2, the data should have been in the packet with the soil logs.

Chair Nugent referring to Form 3f, determined what the pit bail was. Chair Nugent confirmed that the soil permeability class rating was for confirming a hydraulically restricted horizon.

Ms. Sheay asked if the form 2b's needed to be changed.

Chair Nugent confirmed that they did.

Mr. Chmielak stated they were starting with the highest level of ground water and going up from there, it is very conservative. Form 2b's will be revised.

There was some discussion of an alternate location for the proposed system.

Ms. Taormina requested that Mr. Chmielak provide a copy of the inspection report from the new owner.

3. Block 5/Lot 6 Sena, Yardville Bank, Route 22 West

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

Previously heard 7/20/05.

Mr. Sena appeared before the board. Mr. Sena stated three issues were raised at the 7/20/05 meeting, the well casing, analysis of the sampling of the well water including testing of potability and volatile organics and bacteria, and plans showing installation of a sump pump. Documents covering all three should be in front of the board, a letter from Summit Well and Pump dated 7/26/05 stating that the well had been inspected and pump test was done and casing length is 50'; an architectural plan from Columbro Architecture showing sump pump installation, water analysis from CRC Services, and a letter from HCHD dated 9/14/05 stating the outstanding items from July had been addressed.

There was some discussion of the well water test results.
Chair Nugent stated that this application is not before us for septic system approval, it is for approval because the existing well is underneath the proposed dwelling. By policy of the HCHD, it requires approval of that well.

A **MOTION** was made by Ms. Butula that the Readington Township Board of Health **give approval** to Sena Builders on **Block 5/Lot 6**, map titled Grading, Utilities & Soil Erosion Control Plan page 4 of 7 dated 4/13/04, David Stires Engineer, revisions 6/18/04, 4/7/05, 5/2/05, additional map by Columbro Architecture pertaining to the placement of the sump pumps and a letter from a NJ licensed well driller verifying the well casing is 50'. Approval is granted with the understanding that the pump pit for the watertight construction and drainage system in the basement and complete private well testing report which have been submitted have raised concerns of the gross alpha and iron; and is contingent upon retesting the well water 1 month after the operation of the bank is open to the public. The retesting results will be submitted to the board for consideration of remediation if necessary.

This motion was seconded by Mr. Facinelli. On roll call vote, the following was recorded:
Dr. Allen Aye Mr. Facinelli Aye Ms. Muir Aye Chair Nugent Aye
Ms. Butula Aye Stephanie Moore Aye Ms. Sheay Aye

4. Block 70.01/Lot 10 – Fine Engr., Guerriero, 22 Hillcrest Rd.

Escrow fees paid 8/00/05, Check #0000. \$500.00.
Previously heard 8/17/05.

Mr. Doug Fine appeared before the board. This application is for approval for a peat moss system. Mr. Fine's firm, NJ Septic Management group is the distributor for this Ecopur Biofilter system. This is new technology for NJ, the DEP has put together a guidance document regarding the approval process and requirements. This is a good solution to this system because of the high water table.

Chair Nugent stated this application was approved 8/17/05 for an alteration to a malfunctioning system. The system was a pressure dosing system with a 12" regional zone of saturation. This property may be a very good candidate for the peat moss system. Ms. Butula stated the board would like to see a position paper from the Board of Health Engineer on the peat moss system, this application in particular.

Mr. Hansen stated their firm should be able to prepare a statement/report for next months meeting.

There was some discussion of the design/operation of these systems.

Ms. Butula stated this has only been approved for alterations with no expansions, and personally would only consider it for extreme circumstances.

Mr. Fine stated the extreme circumstance here is the 12" water table.

There was further discussion of the operation of this type of system.

Ms. Vaccarella stated there are already a few peat moss systems in Hunterdon County, although not this brand.

The board concurred that their goal is to provide guidance to the homeowner with this alternate system.

There was some discussion of video taping the installation of a system and distributing it and/or photos to the board members.
Chair Nugent recommended noticing adjoining properties of the intention to reduce the square footage of the bedsize.

5. Block 94/Lot 12.03 – Goodland & Clearwater, - Hunterdon Christian Church, 71 Summer Road.

Escrow fees paid 3/3/04 Check #3951 \$500.00, 9/13/04 Check #5196 \$500.00, 6/10/05 Check #5422 \$500.00
Data mailed with 7/16/04 approval packet.
Previously heard 8/18/04, 9/15/04.
Environmental Impact Statement is on file at BOH office for review.

Mr. Tom Cannarella, licensed engineer in NJ, appeared before the board. The board should have 19 soil logs, 15 permeability tests, 5 sets of piezometers including 10 wells monitored for 8 weeks, 5 standpipes monitored in 2002, 5 more monitored for 11 weeks in 2005. The latest letter from Ferriero Engr. is dated 8/31/05 which summarizes all the testing done. The plans before the board is a full set of the most recent design which has been approved by the BOA, Hunterdon County Planning Board, the Soil Conservation District, and last revised 4/28/05. Ms. Butula read the minutes from 8/18/04 and 9/15/04.

Mr. Cannarella stated in January 2005 soil testing was scheduled. Piezometers were set up because they thought the board would be concerned with an artesian condition. The best location was determined for the system, that is what is before the board, all those soil logs and the ground water monitoring and permeability are on sheet 13. The system was designed with what is considered a seasonal high, that is why they designed a mounded system.

Ms. Vaccarella stated any further issues they may have could be cleared up by contacting the engineer directly.

A **MOTION** was made by Ms. Butula for **approval for Block 94/Lot 12.03** with the map named Proposed Church Addition Hunterdon Christian Church, Summer Road, dated 1/28/04, revisions 7/8/04, 4/28/05, prepared by R. Thomas Cannarella. Surveyor was Martin S. Grant for new construction to the existing building. Reports from Ferriero Engr. dated 6/8/04, 7/5/05 and 8/31/05. For the primary, soil log 1A done 2/7/05, soil log 2A done 2/7/05, permeability test basin flood 1 done 4/24/02 passing at 84". Ground water monitoring in season dated 2/15/05 – 4/26/05, regional ground water at 80.5". For the reserve, soil logs 3A and 4A done 2/7/05. Permeability test is basin flood 2 done 4/24/02 passing at 84". Ground water monitoring in season dated 2/15/05 – 4/26/05, regional ground water at 65.5". LOI # 1022-02-00006.1 (020001). This approval is for a pump system, maintenance program should be complied with and submitted to the BOH office. Deed restriction is filed with the County Clerk and a copy provided to the BOH office. For the HCHD, the design recognizes in soil log 3A in the reserve and 1A in the primary a hydraulic head test confirmed that an artesian zone of saturation is not present and a perched zone of saturation exists, the design ignores the perched, the HCHD should go with the regional zone which is on the 2b form submitted.

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

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

6. Block 66/Lot 56 - Barkley - Norby, 135 Pine Bank Rd.

Escrow fees paid 5/20/05, Check #190. \$500.00.
Previously heard 7/20/05.

Mr. Greg Barkley appeared before the board. This application was before the board in July 2005 and presented the application for septic alteration. Based on BOH comments a drawing showing the location of the stream off the property, a wetlands expert determined that there were no wetlands within 50' of the proposed system. The wetlands are not associated with any freshwater trout production waters. Any component of the system is over 130' away from the wetlands. The septic and pump tanks were moved because of the proximity to the stream on the original application. The soil testing and location of primary and reserve were discussed at the last meeting.

There was some discussion of the stream corridor.

Ms. Vaccarella asked if when the excavations for the tanks were dug and if it did show that there was water in there, would they be requiring a separate water tightness test of the tanks that were placed.

Mr. Barkley stated it is a requirement of the code, and the County at time of inspection of the construction.

Ms. Taormina asked concerning the well, has the issue been addressed.

Mr. Norby stated escrow had been set aside until construction was completed and retesting done.

A **MOTION** was made by Ms. Butula for approval for Block 66/Lot 56 new construction for expansion, map named Septic System Alteration, Barkley Engineering for Block 66/Lot 56, dated 5/17/05, revisions 7/21/05, 8/19/05. Survey map is 2/16/05 by Robert Templin. Ferriero reports dated 6/30/05, 8/3/05, 9/2/05. For the primary soil logs 6 and 7 done 2/3/05, soil log 6 regional zone 53", soil log 7 regional zone 30". Permeability is passing basin flood done 2/3/05. Ground water monitoring done 2/12/05 – 4/1/05. Zone designated as 53", design factor is soil log 7, regional zone at 30". For the reserve soil logs 2 and 3 done 2/3/05. Ground water monitoring done 2/12/05 – 4/1/05, regional at 67". Permeability is passing basin flood done 2/3/05. Wetlands – a letter from ETI dated 8/16/05 stated the proposed area of disturbance found that there were no wetlands on or within 50' of the limits of the proposed disturbance of the septic system as shown on the plan. This is for a pump system, the applicant is informed of a deed restriction and maintenance program, the deed restriction to be filed with the County Clerk, a copy provided to the Board of Health office. Well testing from NJ Analytical Labs revealed deficiencies in the coliform. Passing tests according to the NJ State Private Well Testing Act must be adhered to before a CO is issued by our Zoning Office. New water testing results should be presented to the BOH office.

This motion was seconded by Ms. Muir. On roll call vote, the following was recorded:
Dr. Allen Aye Mr. Facinelli Aye Ms. Muir Aye Chair Nugent Aye
Ms. Butula Aye Stephanie Moore Aye Ms. Sheay Aye

The following application was not heard:

Category B. – Subdivisions

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.

Data mailed with 7/20/05 approval packet.

G. ADJOURNMENT

A *MOTION* was made by Mr. Facinelli to adjourn at 11:00 pm, seconded by Ms. Muir with a vote of Ayes all, Nays, none recorded.

Respectfully submitted:

Lorraine Petzinger

Board of Health Secretary