

TOWNSHIP OF READINGTON
BOARD OF HEALTH MINUTES

May 19th, 2021 at 7:00 pm

CALL TO ORDER

The meeting was called to order at 7:01 pm. Chair Colburn announced that under the provisions of N.J.S.A 10:4-6 et seq., notice of time and place of this meeting has been posted and duly advertised.

A. SALUTE TO THE FLAG

B. ROLL CALL

Present: Jodi Bettermann, John Kalinich, Susan Masinda, Karen Mittleman, David Olsen, and Chair Robert Colburn.

Absent: Theresa Brown Biondo

Also Present: Anthony Todaro and Joe Kosinski, Ferriero Engineering.

C. APPROVAL OF MINUTE

John Kalinich moved and David Olsen second, motion to approve the minutes for April 21, 2021. All unanimously who were at the April meeting approved.

Jodi Bettermann	Aye	Theresa Brown Biondo	Absent	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

D. CORRESPONDENCE

COVID 19 Report Week Ending April 17, 2021 – no comments.

COVID 19 Report Week Ending April 24, 2021 – no comments.

E. OLD BUSINESS

Board of Health By-Laws:

Anthony Todaro discussed the Board of Health By-Laws and requirements. Anthony states that it is not a set requirement, but it is a good idea to have them. Former BOH Secretary, Carol Radziewicz sent the most recent Board of Health By-Laws for members to look over. Some members did not receive them, so they will be sent out again. Anthony and the members agree that Anthony should work on updating the By-Laws and send it to the Board of Health when it is ready to be reviewed.

G. APPROVALS - ALTERATION/NO EXPANSION

1. 36 Coddington Road

Block: 36

Lot: 36

Owner: Nishant Tyagi

Engineer: Bayer-Risse Engineering

Escrow Fee: Paid 4/22/2021 Ck #785 \$750.00

Proposed System: Alteration/No Expansion/Malfunctioning System

NJ Certified Engineer Bill Jupinka representing Bayer-Risse Engineering presented the proposed system for 36 Coddington Road.

The Board of Health has received septic alteration plans dated April 12, 2021 prepared by Bayer-Risse Engineering, Inc., to an existing 2-bedroom dwelling to correct a malfunctioning system with no expansion as stated on the application. Soil logs 317-1, 317-2 and pit bail test in soil log 317-1 were completed on March 17, 2021. The pit bail test in soil log 317-1 was performed at 111 inches. The proposed system is a pressure dosed, mounded soil replacement installation.

A survey by licensed surveyor Robert Ent, Jr., PLS, from Robert Ent, Jr. Land Surveying, dated April 8, 2021 has been included. A wetlands letter dated April 17, 2021 from Jeff Tareila, Senior Wetland Ecologist, from Jeff Tareila Environmental Consulting, stating there are no wetlands present within 100 feet of the proposed septic system which has also been included with the application.

The system will incorporate a pump which will require a deed restriction to be filed at the Hunterdon County Clerk’s office and a copy returned to the Board of Health Secretary within 90 days after installation. The engineer has informed the property owner of the maintenance requirements of the pump and effluent filter. The Board of Health Secretary will email the deed restriction information to the Engineer, so that they can provide the deed restriction information to the applicant.

There were no further questions.

David Olsen moved and Karen Mittleman second, motion for approval. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Absent	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

2. 8 Apple Tree Road

Block: 70

Lot: 27.08

Owner: John and Joan Albanese

Engineer: Theodore Bayer-Risse Engineering

Escrow Fee: Paid 4/23/2021 Ck #920 \$750.00

Proposed System: Malfunctioning/Alteration/No Expansion

NJ Certified Engineer Bill Jupinka representing Bayer-Risse Engineering presented the proposed system for 8 Apple Tree Road.

The Board of Health has received septic alteration plans dated April 21, 2021 designed by Bayer-Risse Engineering, Inc., to correct a malfunctioning system to an existing 3-bedroom dwelling with no expansion as stated on the application. Soil logs, 407-1, 407-2 and Basin Flood Test 407-1 were completed on April 7, 2021. The proposed system is mounded soil replacement installation with the use of a pump. The highest regional water table was at 84 inches in both soil logs.

The survey by Roger Carroll, licensed Surveyor, dated April 28, 1980 has been included with the application. Also, a topographic certification by Charles Saladin, PLS, has been included on the plot plan. In addition, a wetlands report dated April 12, 2021 by Jeff Tareila, Senior Wetlands Ecologist, states that there are no freshwater wetlands, State open waters, freshwater wetland transition areas present on or within 100 feet of the proposed replacement septic system.

The system will incorporate a pump which will require a deed restriction to be filed at the Hunterdon County Clerk's office and a copy returned to the Board of Health Secretary within 90 days after installation. The engineer has informed the property owner of the maintenance requirements of the pump and effluent filter. The Board of Health Secretary will email the deed restriction information to the Engineer, so that they can provide the deed restriction information to the applicant.

There were no further questions.

David Olsen moved and Susan Masinda second, motion for approval. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Absent	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

3. 925 Highway 202

Block: 76

Lot: 4

Owner: Commercial Facility - Pleasant Run Family Physicians

Engineer: Fine Engineering

Escrow Fee: Paid 4/30/2021 Ck #1256 \$750.00

Proposed System: Hoot 750 ATU - Alteration/Correct Malfunctioning System/No Expansion or Change

NJ Certified Engineer Doug Fine representing Fine Engineering presented the proposed system for 925 Highway 202 which is a real estate transfer.

The Board of Health has received septic alteration with the most recent revision date of May 3, 2021 designed by Douglas Fine, PE, to correct a malfunctioning system to an existing commercial facility generating 678 gpd with no expansion by the use a Hoot 750-A Advanced Treatment Unit. On April 2, 2012, the DEP revised 7:9A and incorporated the peat, drip and aerobic systems into the code and are not considered alternative systems anymore, but rather Advanced Wastewater Pretreatment Systems according to 8.3 of the code.

The signed survey by Patrick Fatton, PLS, dated February 3, 2021, has been included with the application. In addition, a wetlands report dated December 17, 2020 by Senior Wetlands Ecologist Jeff Tareila has determined there are no wetlands, transition areas and state open waters within in 100 feet of the proposed disposal system. Lastly, a letter dated May 5, 2021 from Aaron Yonts from Hoot Systems, LLC states that the design meets with the firm’s approval.

On January 11, 2021, soil log 1 was to a depth of 132 inches, no modeling or seepage of 100 inches. Soil log 2 to a depth of 118 inches, modeling at 60 inches to 78 inches, no seepage. Soil log 3 to a depth of 108 inches, modeling 50 inches to 68 inches with no seepage. The permeability test was a basin flood test done in soil log 3. The date started was January 11, 2021 to January 12, 2021 to a depth of 84 with a positive grading.

The system will incorporate an ATU which will require a deed restriction to be filed at the Hunterdon County Clerk’s office and a copy returned to the Board of Health Secretary within 90 days after installation. The engineer has informed the property owner of the maintenance requirements of the ATU system. The Board of Health Secretary will email the deed restriction information to the Engineer, so that they can provide the deed restriction information to the applicant.

It was pointed out that there are a few errors presented in the County letter, which will be sent back to the County for modifications.

Susan Masinda inquired about the ground water. Doug Fine explained that due to this system, contamination to the ground water has been going on for a long time.

There were no further questions.

Karen Mittleman moved and David Olsen second, motion for approval. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Absent	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

H. APPROVALS - EXPANSION/NEW CONSTRUCTION

None

I. NEW BUSINESS

Malfunctioning Systems and Ground Water:

Susan Masinda discussed some concerns regarding people living with malfunctioning septic systems for years and it is possibly contaminating the ground water. A discussion occurred regarding a town ordinance for septic maintenance and the awareness that should be brought to the public's attention. Joe Kosinski explained that this is an unfunded mandate. Jodi Bettermann suggested looking into what plan Readington has, so the issue can be addressed. If there is a Septic Maintenance Plan, The Board of Health Secretary will provide that information from the Township Engineer for the next meeting on June 16th, 2021.

J. APPROVALS - ALTERATION/NO EXPANSION (CONTINUED)

497 Route 31

Block: 61

Lot: 7

Owner: Catherine Allworthy

Engineer: Gloede Associates

Escrow Fee: Paid 4/16/2021 Ck #3886 \$750.00

Proposed System: Alteration Ecoflo Bio Filter ATU

NJ Certified Engineer George Gloede representing George Gloede Associates Engineering presented the proposed system for 497 Route 31. It was explained that there will be an ultraviolet light in the home's water system.

Susan Masinda pointed out that the disposal bed is close to the C1 stream. There will need to be a request to the DEP for a permit.

Karen Mittleman inquired about there being no wetlands, but the location is close to the river. George explained there are no wetlands on the one side of the river, but there are wetlands on the opposite side.

Several questions and concerns regarding this plan were brought up by the board members. Various errors were presented which was brought to the attention of the Engineer. The current owner is having issues due to the cesspool. Jodi Bettermann asked about the risk of waiting another month until the next BOH meeting to get these documents corrected and reviewed by the board members. With the agreeance of the other board members, John Kalinich suggested Gloede Associates use the next hour to provide the board a list of the suggested revisions.

Towards the end of the meeting, Gloede Associates rejoined the meeting and presented a letter providing the modifications. The letter included the following:

1. Note #6 has been revised to remove the reference to the 1500-gallon tank. Only an Ecoflo unit is proposed.
2. Note #18 has been revised to indicate Hunterdon County, not Warren County.

3. Note #1 in the Disposal Field Details has been revised from sch. 20 to sch. 40.
4. The plot window will be enlarged to show the call out to the limit of the AE Flood Zone.
5. Application page #1, section 10 has been modified to reflect the required deviations as noted in the review letter dated February 18, 2020. These deviations are:
 - Disposal bed being located 30' from the Raritan River (100' required)
 - Zone of Treatment being 18" (48" required) (ATU Allows for 18")
 - Ecoflo tank is 23' from existing well (100' required)
 - Disposal Bed is 33' (100' required)
6. A pump performance curve has also been included. The Ecoflo unit comes with a ½ HP pump and the floats are preset from the factory or are field modified based on the designed flow. Ecoflo "pack unit systems" are equipped with a ½ HP pump. Provided in the attached performance curve, a 1/3 HP pump would be sufficient.
7. A copy of the Permit by Rule #10 request sent to the NJDEP will be provided to the board.
8. An ultraviolet (UV) light will be installed on the existing water system.

The Board of Health has received septic alteration plans with the most recent revision date January 27, 2020 designed by G. Gloede and Associates, to correct a malfunctioning system to existing 3-bedroom dwelling with no expansion by the use a Ecoflo Coco Bio Filter EC7-600. On April 2, 2012, the DEP revised 7:9A and incorporated the peat, drip and aerobic systems into the code and are not considered alternative systems anymore but rather Advanced Wastewater Pretreatment Systems according to 8.3 of the code. Soil logs 1,2 and Soil Permeability Class Rating test (K rating = 3) were done on June 19, 2019. The highest regional water table was at 60 inches in soil log 2.

A survey signed by William Stoehr, LS, dated August 8, 2019, has been included with the application. Lastly, a letter from Premier Tech Regional Supervisor, Barry Helverson, dated January 20, 2020, states the design is in accordance with Premier Tech specifications.

The system will incorporate a pump which will require a deed restriction to be filed at the Hunterdon County Clerk's office and a copy returned to the Board of Health Secretary within 90 days after installation. The engineer has informed the property owner of the maintenance requirements of the pump and effluent filter. The Board of Health Secretary will email the deed restriction information to the Engineer, so that they can provide the deed restriction information to the applicant.

Members of the board are allowing up to 5 business days to receive the official revisions which will be provided to the Board of Health office as a digital copy and hard copy.

There were no further questions.

Karen Mittleman moved and John Kalinich second, motion for approval. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Absent	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

F. COMMENTS

No comments.

G. ADJOURNMENT

John Kalinich moved Karen Mittleman second, motion to adjourn at 9:01 pm. The next scheduled Board of Health meeting will be held on June 16th at 7:00pm. In order to comply with all NJ Executive Orders and to protect members of the public, current meetings will be held virtually for all parties until such time when in-person meetings can safely resume while complying with all NJ Executive Orders. When in-person meetings resume, they shall be held at Readington Township Municipal Building, 509 Route 523, Whitehouse Station, New Jersey 08889.

Respectfully submitted,

Shannon Long

Approved: 6/16/2021