

**READINGTON TOWNSHIP
BOARD OF HEALTH
Regular Meeting
April 17, 2024, 7:00 PM**

Chair Colburn called the meeting to order at 7:03 p.m. and announced that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

A. SALUTE TO THE FLAG:

B. ROLL CALL:

| | | | | | |
|-----------------|---------|----------------------|---------|---------------|---------|
| Jodi Bettermann | Present | Theresa Brown Biondo | Present | Chair Colburn | Present |
| John Kalinich | Present | Karen Mittleman | Present | David Olsen | Present |
| Helen Pollack | Present | Wendy Sheay | Absent | | |

C. APPROVAL OF THE MINUTES:

1. BOH Meeting Minutes of 4/17/2024

A motion was made by Ms. Mittleman and seconded by Mr. Olsen for approval of the minutes as amended. On roll call, the following was recorded:

| | | | | | |
|-----------------|-----|----------------------|--------|---------------|-----|
| Jodi Bettermann | Aye | Theresa Brown Biondo | Aye | Chair Colburn | Aye |
| John Kalinich | Aye | Karen Mittleman | Aye | David Olsen | Aye |
| Helen Pollack | Aye | Wendy Sheay | Absent | | |

D. CORRESPONDENCE:

D.1 Public Health Advisory: Increase in measles cases calls for increased vaccination efforts by New Jersey providers

D.2 Public Health Info: Announcement of New Jersey College & University Flu Challenge Winners

D.3 Public Health Advisory: Call for Cases: Multistate Cluster of Burkholderia multivorans

D.4 Public Health Advisory: Increase in Invasive Meningococcal Disease Cases in New Jersey and the United States

D.5 Public Health Advisory: FDA Alert Concerning Certain Cinnamon Products Due to Presence of Elevated Levels of Lead

D.6 Public Health Advisory: Increase in Invasive Serogroup Y Meningococcal Disease in the United States, CDC Health Advisory

D.7 Public Health Info: Registration Open for the 2024 New Jersey Immunization Conference

D.8 Public Health Advisory: Increase in Invasive Group A Strep Infections in New Jersey

D.9 Public Health Advisory: CDC HAN: Highly Pathogenic Avian Influenza A(H5N1) Virus

D.10 Public Health Recall: Food Recalls

D.11 Public Health Info: COVID-19 and Respiratory Illness Activity Report for week ending 3_30_24

D.12 Public Health Info: Influenza Surveillance Report, Week ending March 30, 2024 (MMWR week 13

There was a brief discussion regarding correspondence item #7. Helen is unable to attend. There was a brief discussion regarding correspondence item #10 to possibly post the link to food recalls on the Facebook page.

E. OLD BUSINESS:

E. 1. Board of Health Bylaws

A motion was made by Karen Mittleman to accept the Board of Health Bylaws Resolution BHR24. The motion was seconded by David Olsen. All in favor.

| | | | | | |
|-----------------|-----|----------------------|--------|---------------|-----|
| Jodi Bettermann | Aye | Theresa Brown Biondo | Aye | Chair Colburn | Aye |
| John Kalinich | Aye | Karen Mittleman | Aye | David Olsen | Aye |
| Helen Pollack | Aye | Wendy Sheay | Absent | | |

F. NEW BUSINESS:

F.1. Introduction of Board of Health Ordinance Amendment

The Board of Health reviewed the ordinance amendment and discussed. Jonathan Heller spoke on the matter. Suggest having a letter sent to the businesses servicing Readington now and to send a letter to the township committee to have this enforced as opposed to repealing the ordinance.

The board requested further clarification and review of paragraph 2. The secretary will contact the BOH attorney, Sharon Dragon. Motion to table the ordinance amendment.

Theresa Brown Biondo made a motion to table the ordinance amendment until further clarification is received from the Board of Health Attorney. Karen Mittleman seconded the motion. All in favor.

| | | | | | |
|-----------------|-----|----------------------|--------|---------------|-----|
| Jodi Bettermann | Aye | Theresa Brown Biondo | Aye | Chair Colburn | Aye |
| John Kalinich | Aye | Karen Mittleman | Aye | David Olsen | Aye |
| Helen Pollack | Aye | Wendy Sheay | Absent | | |

G. COMMUNICATION PLAN:

Ticks and the food recall

Theresa asked when Carla Hobbs was attending the meeting. She will attend May 15th.

H. APPROVALS - ALTERATION/NO EXPANSION:

1. Block 57/Lot 3.04 – Bayer Risse Engineering – 28 Thor Solberg Road

Escrow fees paid 3/26/2024, Ck#1770, \$750.00.

Time heard 7:16 p.m.

Bill Jupinka, a NJ licensed engineer with Bayer-Risse Engineering appeared before the board on behalf of the applicant who is looking to sell the property. It is an alteration to an existing 3-bedroom dwelling. The system is currently saturated. The only place to situate the new system is in the rear yard due to property constraints including a 75 ft wide conservation easement for the stream and the location of the neighbors well encroaches on the area. Soil testing in the rear of the property results show high mottling and a rapid pit bail rate. The system has to be elevated. This will be a mounded pressure distribution system that will incorporate a new 1000-gallon two compartment septic tank with an effluent filter and a pump tank to dose the field. The homeowner is aware of maintenance requirements of the pump and tank and the required deed restriction for the pump. Jeff Tareila stated there are no wetlands within 50 ft and there is a stream within 100 ft of the proposed system. The fill enclosed system requires 75 ft from a stream which this proposed system design complies.

The board asked Mr. Jupinka:

1. About the discrepancy on the plans stating the property lot is 3.03 not 3.04.
2. Page 12 of the HCHD application states it is an expansion or change in use.
3. Page 4 of the HCHD application has a discrepancy in when seepage was noted. Ron's notes say 36 inches and the county says 42 inches.
4. The tank is fairly close to a stream, was an ATU considered?
5. There is no 6-inch effluent filter detail note with a description of the type.
6. The page 7 of 12 detail note about the float was questioned.
7. If the homeowner already lives out of state what is the chance they file the deed restriction?
8. It looks like you are going deep here considering the mottling.

Mr. Jupinka responded:

1. The plans will be revised to correctly state 3.04.
2. It will be revised to correct a malfunctioning system.
3. It is a word choice in the description. It is just an observation and does not affect the system design.
4. No, it meets the distance requirements and would cost more.
5. Different systems come with different types such as poly lock, tough type, etc. It does not matter the exact type used.
6. That is an obsolete detail.
7. I provide the deed restriction to the client, and they file it with the county. The client has already been working on it.
8. The highest mottling was 28 inches, and we are setting the bottom of the system at 24 inches.

Chair Colburn asked if there were any additional questions or discussion; there was no response.

A **MOTION** was made by Mr. Olsen for approval as follows:

| | |
|-------------------------|---|
| Block / Lot: | 57/3.04 |
| Street Location: | 28 Thor Solberg Road |
| Number Bedrooms: | 3-bedroom dwelling |
| Map Title: | Septic System Alteration Design, Block 57 Lot 3.04, Readington Twp, Hunterdon Co., NJ 28 Thor Solberg Road March 18, 2024 |
| Number Sheets: | 1-12 |
| Map Date(s): | 03/18/2024 |
| Prepared By: | Theodore H. Bayer, P.E |
| Survey: | Property Survey prepared by Richard S. Zinn, LS dated 4/19/2005 |
| Reports: | Hunterdon County Health Department dated 4/4/2024; Wetlands Letter from Jeff Tareila Environmental Consulting dated 2/27/2024 |

Proposed System: Alteration with no expansion, new 1000-gal two compartment septic tank with a 6-inch effluent filter that feeds a 1000-gallon pump tank which will pressure dose a mounded soil replacement field of 810 SF.

There were no wetlands within 50 ft as noted by Jeff Tareila’s letter. There are state waters within 100 ft. Leslie Brook is located 90 ft. away. 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 BOH secretary within 90 days after installation. The engineer has informed the property owner of the maintenance requirements of the pump and effluent filter. No variances are required for this application. The Board of Health secretary will email the deed restriction information to Mr. Jupinka so that he can provide the information to the applicant and new homeowners. Revised copies will be provided to the secretary for the corrections discussed.

The motion was seconded by Ms. Brown-Biondo. On roll call vote, the following was recorded:

| | | | | | |
|-----------------|-----|----------------------|--------|---------------|-----|
| Jodi Bettermann | Aye | Theresa Brown Biondo | Aye | Chair Colburn | Aye |
| John Kalinich | Aye | Karen Mittleman | Aye | David Olsen | Aye |
| Helen Pollack | Aye | Wendy Sheay | Absent | | |

2. Block 20/Lot 9 – Bayer Risse Engineering – 415 Mountain Road

Escrow fees paid 3/26/2024, Ck# 228, \$750.00.
 Time heard 7:40 p.m.

Bill Jupinka, a NJ licensed engineer with Bayer-Risse Engineering appeared before the board on behalf of the applicant who is selling the existing 3-bedroom dwelling and failed the septic tank inspection. Currently there is a septic tank and a pump tank, but the system was never designed to have a pump tank. The original tank had a gravity system. The tanks are buried 7 and a half ft below the ground and are not load bearing tanks. The current disposal field has clay tile laterals. It is not saturated or malfunctioning, but it is aged and needs to be replaced for the new owner. The pump tank was added at some point later on and is not to code. The tank will be raised. Soil tests in the front of the house yielded poor results. The new system will be in the rear of the yard where the old system is. Because of the elevation a pump tank will be installed to dose the field. 1000-gallon septic tank. the previous owner will be the one to file the deed restriction and the closing attorney has the required paperwork.

The board asked Mr. Jupinka:

1. The new field looks to be installed over the old, saturated field.
2. Is the digging up of the old field considered hazardous waste?
3. They are going to raise the house?
4. What about the ditch that is located on the property.

Mr. Jupinka responded:

1. Field is not saturated just clay tiles laterals that are starting to disintegrate
2. Everything is kept on site and buried.
3. They are raising the sewer line. The plumbing line goes through the basement floor but there are no plumbing fixtures in the basement.
4. It is a Handmade ditch that was created using a masonry headwall that is piped and goes to mountain road.

Chair Colburn asked if there were any additional questions or discussion; there was no response.

A **MOTION** was made by Mr. Kalinich for approval as follows:

Block / Lot: 20/9

Street Location: 415 Mountain Road
Number Bedrooms: 3-bedroom dwelling
Map Title: Septic System Alteration Design, Block 20 Lot 9, Readington Twp, Hunterdon Co., NJ 415 Mountain Road March 26, 2024
Number Sheets: 1-11
Map Date(s): 03/26/2024
Prepared By: Theodore H. Bayer, P.E
Survey: Property Survey prepared by James P. Deady, LS dated 1/21/2024
Reports: Hunterdon County Health Department dated 4/3/2024; Wetlands Letter from Jeff Tareila Environmental Consulting dated 2/27/2024

Proposed System:

Alteration/no expansion for a real estate transfer. New two compartment 1000-gallon septic tank that will feed a 1000-gallon pump tank pressure dosing a fill enclosed soil replacement field of 810 sf. There were no wetlands within 50 feet and no open waters within 100 ft. as noted by both Jeff Tareila’s letter and in the design. The system will incorporate a pump which will require a deed restriction to be filed at the Hunterdon County Clerk’s office. The clerk’s office and a copy be returned to the BOH secretary within 90 days after installation. The engineer has informed the property owner of the maintenance requirements of the pump. The Board of Health secretary will email the deed restriction information to the engineer.

The motion was seconded by Ms. Brown-Biondo. On roll call vote, the following was recorded:

| | | | | | |
|-----------------|-----|----------------------|--------|---------------|-----|
| Jodi Bettermann | Aye | Theresa Brown Biondo | Aye | Chair Colburn | Aye |
| John Kalinich | Aye | Karen Mittleman | Aye | David Olsen | Aye |
| Helen Pollack | Aye | Wendy Sheay | Absent | | |

I. APPROVALS - EXPANSION/NEW CONSTRUCTION:

1. Block 64/Lot 8.17 – Apgar Engineering – 123 Ivy Court

Escrow fees paid 3/18/2024, Ck#5155, \$750.00.

Time heard 7:51 p.m.

Mr. Paul Fox, a NJ licensed professional engineer, appeared before the board on behalf of the applicant. This property is part of a real estate transaction for a new construction. It is a large 50-acre remainder lot to a subdivision from the 90s. This new home will be serviced by a new two compartment septic tank. The ground water monitoring was completed during the wet season and no mottling was found during soil testing.

The board asked Mr. Fox:

1. The driveway is on Holly Lane, and you are using and Ivy Court address and are keeping township records consistent
2. 8-week ground water monitoring standpipes were installed by Ferraro in previously dug soil testing hole
3. Previous testing results are on record
4. Is there any open space reserve on that property or farmland assessment?
5. Question of the standpipe listed on the survey
6. There is a well listed is it decommissioned or functional?
7. There are some soil logs on there that are not labeled
8. The reserve area is 800 ft away so a heavy-duty pump will need to be installed.
9. Nothing can be done to prevent access to the reserve area.
10. It is designated as a single-family lot
11. You have to go through the conservation easement to access the reserve area
12. Driveway schedule 80 on 40 pipe it has to be sleeved

13. Topography is not shown for the reserve area
14. The sides of the septic dimensions do not match, but the diagram is correct.

Mr. Fox responded:

1. The street address assigned to the property is 123 Ivy Court.
2. It should be done before building permits are issued for emergency services to have the location match the street address.
3. There is no negative impact to installing the standpipes there
4. OPRA for previous testing were not located
5. Existing conditions show a large conservation easement
6. I can check to see why that is listed
7. The well is off the property actually. The survey was done to identify any encroachments.
8. There was a lot of soil testing done to find a good area
9. We have installed systems where the reserve area is a half mile from the septic tank. We use an E1 turbine pump to eliminate any challenge.
10. No
11. Yes
12. You can go around the conservation easement to access the reserve area. It is unusual for the reserve area to actually ever be utilized.
13. Visually it is not sloping.
14. Sheet 3 disposal bed section shows a 2 ft fill enclosure around the edge. That can be clarified.

The Engineer addressed all points made by the Board of Health Engineers review letter. The bottom of the disposal bed needs to be 11 and a half inches deeper to be the 48 inches required. That is a revision that needs to be made. The bottom of the basin flood test needs to be extended to satisfy Mr. O’Brien’s comment.

Chair Colburn asked if there were any additional questions or discussion; there was no response. Revisions need to be submitted prior to acting on this.

A **MOTION** was made by Mr. Kalinich to table the application until revisions are made. Karen Mittleman seconded the motion. On roll call vote, the following was recorded:

| | | | | | |
|-----------------|-----|----------------------|--------|---------------|-----|
| Jodi Bettermann | Aye | Theresa Brown Biondo | Aye | Chair Colburn | Aye |
| John Kalinich | Aye | Karen Mittleman | Aye | David Olsen | Aye |
| Helen Pollack | Aye | Wendy Sheay | Absent | | |

J. COMMENTS:

Ms. Brown Biondo contacted Cory Booker’s office for more information on the legislation passed on March 8th, 2024. Frenchtown received 2 million dollars for a wastewater management project. The USDA nutrition security information fact sheet was shared by Ms. Brown Biondo and will be shared with the residents. Possible booth at the summer spectacular and share information with residents and provide giveaways. Teri went to the county and got a copy of a deed restriction. When completed in 60 days the homeowner files the deed restriction. A discussion occurred on how to synchronize the process of the deed restriction and the fines for noncompliance.

Mr. Heller discussed putting something in place to track maintenance of systems and pumps and wells. He discussed the E. Coli problems in the Cushetunk area. The DEP and county to do something about it on Old Mountain Road. If a Septic fails, why are they not identified, and neighbors notified of possible contamination. Who notifies the residents? It has been discussed in the EC and WW and we should find a way to be proactive. We should look into what are other towns doing and what ordinances can be put in place. Someone needs to monitor this and enforce this to prevent health issues. The chair said the county is the one who is tracking the repairs and suggested hiring our own inspector. Mr. Heller suggested considering shared services with neighboring municipalities. The chair noted that the county reviews all gravity systems and repairs. They are not reviewed by the local board of health anymore. We requested to

receive reports from the county, and it will be discussed at the next meeting when Carla attends. The board reviewed the final certificate received when the septic job is completed and reviewed that one copy is for the homeowner, one is for the new homeowner if it is a real estate transaction, and one copy is for the township. The deed restrictions and maintenance requirements will be clarified with the Board of Health attorney. A memo should be sent to the township committee saying this is a weakness that needs to be addressed and an initiative to fix this should be taken up and identifying a source of funding and the budget was discussed. The TC is in the process of approving the budget now and a memo can be sent to request adjustments and additional considerations. A communication plan was developed to provide the residents with information. Septic education was discussed such as a new resident package that provides information from the Board of Health when a real estate transaction occurs. RHA has good data to gather to create a list of who has wells and septic. The chair can direct a letter to the liaison of the township committee asking for budget considerations. A letter should stipulate what the money will be spent on, how you will do this, and who will be doing it.

K. ADJOURNMENT:

A motion was made by Ms. Mittleman to adjourn the meeting at 9:01 p.m., seconded by Ms. Brown-Biondo, with a vote of Ayes all, Nays none recorded.

Respectfully submitted:

Danielle Monaghan, Board of Health Secretary