

**READINGTON TOWNSHIP  
BOARD OF HEALTH  
Regular Meeting  
February 21, 2024, 7:00 p.m.**

Chair Colburn called the meeting to order at 7:01 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:**

Robert Colburn, Helen Pollack, and Theresa Brown Biondo each received three-year terms.  
Robert Colburn and Helen Pollack were sworn in at the meeting.

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 1/17/2024**

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	Abstain	Chair Colburn	Aye
John Kalinich	Aye	Karen Mittleman	Aye	David Olsen	Aye
Helen Pollack	Aye	Wendy Sheay	Absent		

**D. CORRESPONDENCE:**

- D.1 Public Health Update: Increase in Reported Mpox Cases in New Jersey
- D.2 Public Health Recall: Food Recalls
- D.3 Public Health Alert: Confirmed Case of Measles, Camden County, NJ
- D.4 Public Health Update: Revised - Confirmed Case of Measles, Camden County, NJ
- D.5 Public Health Info: COVID-19 and Respiratory Illness Activity Report for week ending 1\_6\_23
- D.6 Public Health Update: Update on High Blood Lead Levels in Children Consuming Recalled Cinnamon Applesauce Pouches and Potential Chromium Exposure
- D.7 Public Health Info: Influenza Surveillance Report, Week ending January 13, 2024 (MMWR week 2)
- D.8 Public Health Alert: Centers for Disease Control and Prevention (CDC) resumes routine recommendations for nirsevimab to protect infants and high-risk toddlers from severe respiratory syncytial virus (RSV)
- D.9 Public Health Info: Cinnamon Applesauce Recall Update - Prepared Responses for use in addressing public or media inquiries (CDC)
- D.10 Public Health Info: COVID-19 and Respiratory Illness Activity Report for week ending 1\_13\_23
- D.11 Public Health Info: Radon Action Month and Healthy Community Planning

D.12 Public Health Recall: Children's Tiaras Under Recall for Lead Contamination

D.13 Public Health Info: Influenza Surveillance Report, Week ending January 27, 2024 (MMWR week 4)

D.14 Public Health Update: Centers for Disease Control and Prevention (CDC) Reminder of Recommendations for Seasonal Administration of Maternal Respiratory Syncytial Virus (RSV) Vaccine

D.15 Public Health Info: New Jersey DOH End of Year Vector-borne surveillance report, 2023

D.16 Public Health Info: COVID-19 and Respiratory Illness Activity Report for week ending 1\_27\_24

D.17 Public Health Info: COVID-19 and Respiratory Illness Activity Report for week ending 2\_03\_24

D.18 Training Announcement: Spring 2024 Basic Course for Principles of Infection Prevention and Control presented by HRET and APIC NICE - REGISTRATION OPENS 02/12/2024!

*There was a discussion regarding correspondence item #6 if anyone locally was affected and a brief discussion of item #17 about the trend of COVID cases.*

## **E. APPROVALS - ALTERATION/NO EXPANSION:**

*Time heard 7:08 p.m.*

- 1. Block 38.01/Lot 91 – Wayne Ingram, French and Parrello Associates – 3631 Route 22**  
Escrow fees paid 1/23/2024, Ck# 2653, \$750.00.

Mr. Ingram, a NJ licensed engineer, appeared before the board on behalf of the applicant who is looking to replace the septic system for the commercial property he owns. The parcel is a relatively small lot with the majority being taken up by the parking lot, a stormwater basin in the rear, and a dry well in the front. The available spot is where the testing took place.

Testing showed good sandy soil and no water table of concern. Applicants are seeking a waiver for the proximity of the basin to the septic field. The Readington requirement is 75 ft., and the State Code is 50 ft.; they are proposing a 61-ft distance for the new system. The seepage pit is currently 52 ft from the basin today and will be replaced with a better system that is further from the basin.

The board asked Mr. Ingram:

1. What is the occupancy of the building?
2. It requires only 331 gallons of usage?
3. Under the design criteria, the plans show 3590 SF of commercial space.
4. The basin right now is just stormwater?
5. Was that mostly empty?
6. Could it be made narrower and longer?
7. The copy submitted with plans were not signed

Mr. Ingram responded:

1. It is a professional office building, but currently unoccupied.
2. Yes, based on 2600 SF of building area. Verified with HCHD and Township record of building size.

3. That was an earlier version. The building appeared to be larger, but the size of the system did not change. The plans were revised 1/8/24. It must have carried over from the CAD plan.
4. Yes
5. It was empty every time they were out there, doesn't look well maintained.
6. 14 ft short and already encroaching into the parking lot
7. The applicant sent them directly to the county. A signed copy will be provided.

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:** 38.01/91 Real Estate Transfer:  Yes  No  
**Street Location:** 3631 Route 22  
**Commercial Bldg. Size** 2,641 square ft. office building  
**Map Title:** Individual Subsurface Sewage Disposal System for 3631 Route 22 Block 38.01 Lot 91 Readington Township, Hunterdon County, New Jersey  
**Number Sheets:** 1-4  
**Map Date(s):** 12/6/2023, Revised 1/8/2024  
**Prepared By:** Wayne Ingram, PE, PLS, of French & Parrello Associates  
**Survey:** Existing Conditions Survey Prepared for 3631 Lot 91 Block 38.01 Situated in the Township of Readington, Hunterdon County, New Jersey dated 11/06/2023  
**Reports:** Hunterdon County Health Department dated 1/12/2024; Wetlands Letter from Wayne Ingram, PE, PLS, of French & Parrello Associates dated 1/11/2024  
**Proposed System:** Alteration with no expansion, using a new 1300-gallon, two-compartment septic tank with a 6-inch effluent filter gravity dosed to a fill enclosed, soil replacement field of 589 sf. A variance is being sought for a system 61 ft from the stormwater basin where 75 ft is required.

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		

*Time heard 7:20 p.m.*

**2. Block 51.03/Lot 5.01 – Bayer-Risse Engineering – 30 Springtown Road**

Escrow fees paid 12/23/2023, Ck# 3884002094, \$750.00.

Mr. Bill Jupinka, NJ licensed engineer, appeared before the board on behalf of the applicant for an alteration to an existing system for a 4-bedroom dwelling and a 1-bedroom guest house with a malfunctioning disposal system. The applicants are the new owners who recently purchased the house and escrow was left for replacement of the system. It is undersized for usage, deteriorating, has broken pipes, and the D box is falling apart. Now the home is occupied by more than 1 person. The proposed system is 1500-gallon, two compartment septic tank with a filter which will be pressure dosed to a soil replacement, fill enclosed disposal field. The pump system will require a deed restriction, which the applicants have been made aware of.

The board asked Mr. Jupinka:

1. What happened to the big barn in the original plans?
2. On the report there is a basin flood test that passed in one day, but the soil witness has two days listed.
3. Page 6 of 8 of the HCHD application they identify the property as being in Raritan Township.

Mr. Jupinka responded:

1. It was converted into a guest house. I don't think there is a kitchen but there is a bedroom.
2. It could have been that the backhoe excavator had left for the day already, but I am not sure. If that was the case, he might have come back the next day to see if they could dig it down.
3. That can be corrected.

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

A **MOTION** was made by Ms. Mittleman for approval as follows:

**Block / Lot:** 51.03/5.01 Real Estate Transfer:  Yes  No  
**Street Location:** 30 Springtown Road  
**Number Bedrooms:** 4-bedroom dwelling and 1-bedroom guesthouse  
**Map Title:** Septic System Alteration Design, Block 51.03 Lot 5.01, Readington Twp, Hunterdon Co., NJ  
 30 Springtown Road January 2, 2024  
**Number Sheets:** 1-12  
**Map Date(s):** 01/02/2024  
**Prepared By:** Theodore H. Bayer, P. E.  
**Survey:** Map of Property Survey prepared by James P. Deady LS dated 11/22/1978; Topographic Survey prepared by Robert Ent, Jr., PLS included in plot plan, page 4.  
**Reports:** Hunterdon County Health Department letter dated 1/30/2024; Wetlands Letter from Jeff Tareila Environmental Consulting dated 11/9/2023  
**Proposed System:** Alteration with no expansion, using a new 1500-gallon, two-compartment septic tank with a 6-inch effluent filter. A 1750-gallon pump tank will be pressure dosed to a soil replacement, fill-enclosed disposal field of 1617 sf.

This parcel was part of a recent real estate transfer. There were no freshwater wetlands, wetlands transition areas, or state open waters within 75' of the proposed 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 BOH 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 Mr. Jupinka so that he can provide the deed restriction information to the applicant.

The motion was seconded by Mr. Kalinich. 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		

**F. APPROVALS - EXPANSION/NEW CONSTRUCTION:**

None.

**G. OLD BUSINESS:**

None.

**H. NEW BUSINESS:**

**F.1 Review of Food Handler Ordinance**

The board reviewed the current ordinance and asked questions. Jodi Bettermann stated that municipalities reference a state code and base their ordinance off of that. The Secretary stated local ordinances typically adopt Chapter 24 and our currently references Chapter 12. Additionally, in light of the new Township Committee Special Event Permits, we are seeing a higher volume of food truck permits. Our

ordinance refers to temporary permits valid for 30 days. The county is currently reviewing their applications for food truck permits, and we should ensure that our ordinances are accurate and current with HCHD. Members asked questions and discussed the current process and fees. Also discussed was the wording of the current fees as stated in the ordinance and in conjunction with the HCHD invoicing fees, and possible solutions to consider. The board will invite Carla Hobbs, R.E.H.S., to the HCHD to a BOH meeting to discuss further. Comments and questions from board members will be submitted by March 6<sup>th</sup>.

**F.2 Review of BOH Bylaws**

Bylaws are to be adopted annually at the reorganization meeting. The bylaws were reviewed for accuracy and the order of business. Members discussed the current bylaws and proposed amendments to bylaws and addition of the communication plan to the order of business.

**F.3 Review of HCHD Contract**

The current HCHD contract was reviewed and discussed as it relates to the ordinances, invoices, and reports stated in bylaws.

**I. COMMUNICATION PLAN:**

Chair Colburn would like to have a step-by-step guidance sheet for residents who don't know where to start in the process of replacing their septic systems. It could be put on the website. Teri discussed the cold weather infographics from weather.gov. The board discussed posting information on the Facebook page as well as reposting HCHD information. Jodi discussed having a consistent posting schedule of "X" number of posts per month. Karen said we should track the post created, when they are sent, and when are they posted.

**J. COMMENTS:**

None.

**K. ADJOURNMENT:**

A **MOTION** was made by Ms. Mittleman to adjourn the meeting at 8:48 p.m., seconded by Mr. Olsen, with a vote of Ayes all, Nays none recorded.

Respectfully submitted:

Danielle Monaghan, Board of Health Secretary