

**READINGTON TOWNSHIP
BOARD OF HEALTH
Regular Meeting
September 18, 2024, 7:00 PM**

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:

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 8/21/2024

A motion was made by Ms. Brown Biondo to approve the minutes and seconded by Mr. Olsen. All in favor.

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

D. APPROVALS - ALTERATION/NO EXPANSION:

1. Block 45/Lot 50 – Kurt Hoffman Engineering – 2 Mountain View Road

Time heard 7:04 p.m.

Kurt Hoffman, a licensed engineer in the State of New Jersey introduced himself and discussed the application. This was a recent real estate transaction that had failed the inspection. The new homeowners are the applicants. The design is a mounded septic system with a pump and the current homeowners are aware of the requirements.

The board asked Mr. Hoffman:

1. The witness documents on basin flood states 350 and 375 gallons, but Form 3G notes 400 gallons.
2. No one listed as who dug the holes for the soil logs

Mr. Hoffman responded:

1. It is 400 gallons.
2. Matt Korbovo of Korbovo Excavators

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

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

Block / Lot: 45/50 Real Estate Transfer: Yes No
Street Location: 2 Mountain View Road
Number Bedrooms: 5 bedrooms
Map Title: Septic Design, Block 45 Lot 50, Readington Township, Hunterdon County, NJ
Number Sheets: 1-6
Map Date(s): 8/20/2024
Prepared By: Kurt Hoffman Engineering

Survey: Location/Topographic Survey prepared by David M Newton, NJPLS dated 8/15/2024; Survey by Patriot Land Surveying of NJ, LLC, dated July 19, 2024 and signed 7/21/2024.

Reports: Hunterdon County Department of Health dated 9/4/2024; Wetlands letter dated August 20, 2024, from Jeff Tareila, Senior Wetland Ecologist; Soil Log Witness Report 7/15/24, 7/16/24 from Van Cleef Engineering

Proposed System: Alteration/no expansion. New two compartment 1500-gallon septic tank with a 6-inch effluent filter that will connect to a 1500-gal pump tank which will gravity dose a mounded soil replacement disposal field of 1296 sq. ft. There were no wetlands or wetland transition areas within 100 ft of the proposed system per Jeff Tareila’s letter. 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 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. Theresa 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 52.01 Lot 20.01 – French & Parrello Associates – 113 Cole Road

Time heard 7:13 p.m.

Wayne Ingram, a licensed engineer in the State of New Jersey introduced himself and discussed the application for a septic system alteration with a pump system for an existing 6-bedroom home being converted to a 5-bedroom home. The property is quite large, however most of the property is uphill, so the use of a pump was somewhat unavoidable here.

The board asked Mr. Ingram:

1. There are a lot of trees on the property and in the right of way, how many will need to be taken down?
2. The trees are also in the way of getting to the system.

Mr. Ingram responded:

1. They will be coming in the driveway of the site and across the yard. Approximately 12 substantial trees will come down. It is oriented to minimize as much as we could.
2. Coming in the driveway and coming across the front yard, the tree line is only 15-20 ft. A 10 ft area would need to be cleared anyway.

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

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

Block / Lot: 52.01/20.01 Real Estate Transfer: Yes No
Street Location: 113 Cole Road
Number Bedrooms: 5 bedrooms
Map Title: Individual Subsurface Sewage Disposal System for 113 Cole Road, Block 52.01 Lot 20.01 Readington Township, Hunterdon County, New Jersey
Number Sheets: 1-5
Map Date(s): 7/8/2024 signed 7/19/24
Prepared By: Wayne Ingram, PE, PLS, of French & Parrello Associates

Survey: Partial Topographic Survey Prepared for 113 Cole Road, Block 52.01 Lot 20.01 Situated in the Township of Readington, Hunterdon County, New Jersey dated 6/18/2024

Reports: Hunterdon County Health Department dated 8/20/2024 Revised 9/18/2024; Wetlands Letter from Wayne Ingram, PE, PLS, of French & Parrello Associates dated 8/21/2024; Soil Log Witness Report 5/16/24, 5/17/24 from Van Cleef Engineering

Proposed System: Alteration/no expansion. New two compartment 1,250-gallon septic tank with a 6-inch effluent filter that will feed a 1,500-gallon pump tank pressure dosing a mounded soil replacement disposal field of 1,291 sq. ft. There were no wetlands within 150 ft of the area according to the letter. The system will incorporate a pump which will require a deed restriction to be filed at the Hunterdon County Clerk’s office 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. A signed copy of the HCHD application will be provided to the Board of Health secretary.

The motion was seconded by Mr. John 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		

3. Block 36/Lot 23 – Parker Engineering – 29 Pulaski Road

Time heard 7:22 p.m.

Stephen Parker, a licensed engineer in the State of New Jersey introduced himself and discussed the application for a septic alteration for a home sale. It is an existing 4-bedroom home with no expansion. Several waivers are being requested. It is a uniquely shaped property and in addition Chambers Brook is on the southern side, restricting the placement of the system. The wetlands present on the property and the well distance will require a GP24 Permit from DEP which will be submitted pending approval from the Board of Health. An ATU is included in the design to provide a higher level of treatment due to the distance to the stream and well. There is more than 50 ft. of casing, specifically 52 ft of well casing. The distance from the septic field to the well is 64 ft. The HCHD requires the engineer to provide a certified letter to the county that the grading will not cause problems off site.

The board asked Mr. Parker:

1. Can you talk about the current system?
2. What is there now, a cesspool?
3. Are the adjacent properties residential?
4. How does the coco filter work?
5. Is there a maintenance requirement like other ATU’s?
6. Do the coconut husks need to be replaced?
7. The cross section of the septic tank and pump tank has a filter even if it is an ATU?
8. Soil log witness report is missing information – the distance is not listed.
9. The drawing showed a mounded fill enclosed is that correct?

Mr. Parker responded:

1. The plan shows there is a tank of some kind, but unsure if it is a field or a lateral after that, but it was full. The proposed system will be a huge improvement to the current system.
2. It is hard to tell. The copy of the inspection report indicates that it is a cesspool.
3. Correct. They are residential properties but there is nothing close to the proposed site, it is mostly a wooded area.

4. The effluent filters through coconut husks which has been tested and proven effective and then goes to the pump tank.
5. Yes, just like any other filter it needs to be replaced, and maintenance requirements and a deed restriction is required.
6. Yes, the old husks are pumped out and replaced. The system should last for approximately 15 years.
7. Yes.
8. They are included in the county application.
9. It is soil replacement.

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

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

Block / Lot: 36/23 Real Estate Transfer: Yes No
Street Location: 29 Pulaski Road
Number Bedrooms: 4 bedrooms
Map Title: Septic System Design, 29 Pulaski Road, Tax Map Lot 23 Block 36
 Township of Readington Hunterdon County, New Jersey
Number Sheets: 1-2
Map Date(s): 6/19/2024
Prepared By: Stephen E. Parker, P. E, of Parker Engineering
Survey: Survey of Property Lot 23 Block 36 Township of Readington, Hunterdon County,
 New Jersey dated 12/8/2023 Prepared by David J. Von Steenburg of Morgan
 Engineering & Surveying
Reports: Hunterdon County Health Department Letter dated 9/10/2024; Hunterdon County
 Health Department Well Record received 8/23/2024; Soil Log Witness Report
 5/14/24, 5/15/24 from Van Cleef Engineering

Proposed System: Alteration/no expansion for a real estate transfer of a new two compartment 1000-gallon septic tank with a 6-inch effluent with a gravity dosed mounded soil replacement disposal field of 1,050 sq. ft. and an Ecoflo EC7-700-C-PDV ATU with the use of a pump. The disposal bed will be 62.4 ft. from the existing stream, requiring a GP24 permit from the DEP to be obtained. The distance of the existing well to the proposed disposal field is 64 ft however the well has 52 ft of casing. The mound distance of 3.82 ft from the property line does not meet the county policy of 10 ft; however, the engineer agrees to certify the grading will not cause off site issues. The system will incorporate a pump tank and ATU system which will require a deed restriction to be filed at the Hunterdon County 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 BOH secretary will get a corrected and dated letter from the HCHD.

The motion was seconded by Ms. Theresa 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		

4. Block 55/Lot 35.01 – Parker Engineering – 91 Readington Road

Time heard 7:45 p.m.

Stephen Parker, a licensed engineer in the State of New Jersey introduced himself and discussed the application for a septic alteration for an existing home in the process of being sold. The inspection

performed as part of the real estate transaction stated it is malfunctioning based on inspection standards. Soil tests and 8 weeks groundwater monitoring were conducted in 2020 when the homeowner was considering an expansion. This application is for an alteration with no expansion. The waivers being requested are the distance from the well to the septic field, the proposed system includes a pump, and less than 50 ft of casing of the well. This property has a stream and although it is a large property, most of the property is not sufficient for a system. The distance from the well to disposal field is 94 ft, where 100 ft is required, which is the reason for the advanced treatment unit. An invoice provided by the owner in 1966 indicates the well has 41 ft of casing. The new system will be further away from the current system. The county recommends providing a pass water test or a UV light on the well.

The board asked Mr. Parker:

1. Where are they in the process of the real estate transfer?
2. A private well test will still need to be performed prior to the sale.
3. The board asked about access to the site
4. Is there a 150 ft requirement from the stream? It measures 147 ft.
5. The witness form volume of the basin flood test was 350 and your report says 375.
6. County report laterals are blank on form 5 page 13 of 13

Mr. Parker responded:

1. Mr. Olsen still owns the property. They have a potential buyer.
2. That is a good point, I will find out if that has been done.
3. The contractor's property is behind this property which is how access was gained.
4. No, it is a 100 ft requirement.
5. It was 375.
6. The top part is when you are using a pressure doses system, which this system is gravity dosed. The number of laterals is listed on page 12 though.

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

A **MOTION** was made by Ms. Theresa Brown Biondo for approval as follows:

Block / Lot:	55/35.01	Real Estate Transfer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Street Location:	91 Readington Road	
Number Bedrooms:	3 bedrooms	
Map Title:	Septic System Design, 91 Readington Road, Tax Map Lot 35.01 Block 55 Township of Readington Hunterdon County, New Jersey	
Number Sheets:	1-2	
Map Date(s):	8/20/2024	
Prepared By:	Stephen E. Parker, P. E, of Parker Engineering	
Survey:	Plan of Survey Lot 35.01 Block 55 Township of Readington, Hunterdon County, New Jersey dated 3/10/1998 Prepared by Charles E. Saladin, LS, from Saladin Associates, P.C.	
Reports:	Hunterdon County Health Department Letter received 9/10/2024; Soil Log Witness Report 12/22/2020 from Ferriero Engineering, Inc.	

Proposed System: Alteration/no expansion for a real estate transfer. New two compartment 1000-gallon septic tank with a Ecoflo Cocofilter ATU with an integrated pump tank chamber gravity dosing a mounded disposal field of 810 sq. ft. Standpipes were installed and no groundwater was found, but they are no longer proposing an expansion. There are no wetlands within 150 ft. of the proposed disposal field per NJDEP Geoweb website. The system will incorporate an ATU and pump which will require a deed restriction to be filed at the Hunterdon County 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. The Board of Health secretary will email the deed restriction information to the engineer. It is recommended a UV light be installed for the well and/or an acceptable report of well water testing be provided.

The motion was seconded by Ms. Karen Mittleman On roll call vote, the following was recorded:

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

E. APPROVALS - EXPANSION/NEW CONSTRUCTION:

None.

F. CORRESPONDENCE:

- F.1 Increase in Human Parvovirus B19 Activity in the United States
- F.2 Update on the Increase of Invasive Meningococcal Disease Cases in NJ and US: PEP Recommendations
- F.3 Increased Oropouche Virus Activity and Associated Risk to Travelers
- F.4 Public Health Recall: Food Recalls
- F.5 Back to School Reminder: Stay Up to Date on Vaccines
- F.6 Updated Guidance for the Control of Respiratory Virus Outbreaks in Long-Term Care and Other Institutional Settings
- F.7 Increase of Pertussis Cases in New Jersey and the United States - Reminders, Recommendations, and Resources
- F.8 2023-2024 College Immunization Status Report
- F.9 2024-2024 College & University Flu Challenge
- F.10 Sierra Stain Recalls Tattoo Pigments Because of Possible Health Risk
- F.11 2024-2025 Influenza Honor Roll
- F.12 SIC Module Reporting for K-12 Schools
- F.13 Fall 2024 Basic Course for Principles of Infection Prevention and Control - Registration Opens 9/5!
- F.14 Single Use Plastics Straw Law Enforcement Survey
- F.15 Listeriosis: Updated Disease Chapter and Investigation Checklist
- F.16 Public Health Info: New Jersey DOH Vector-borne surveillance report, week 36

F.17 Public Health Info: COVID-19 and Respiratory Illness Activity Report for week ending
9/7/24

Members discussed the plastic straw survey and confirmed that survey is completed by the county.

G. EMPLOYEE REPORT

G.1 HCHD Notice of Violation

Members read the notice of violation. No comments made.

G.2 Local Notice of Violation & HCHD Notice of Violation

Members read the notice of violation. No comments made.

H. OLD BUSINESS:

H.1 Letter to USDA

Members read and discussed a draft letter to the USDA. Chair Colburn will sign the letters and send them.

H.2 Letter to Senator Cory Booker

Members read and discussed a draft letter to Senator Cory Booker. Chair Colburn will sign the letters and send them.

I. NEW BUSINESS:

J. COMMUNICATION PLAN:

J.1. Karen Mittleman notified members of a septic webinar hosted by Penn State. Chair Colburn discussed additional webinars hosted by Penn State. Members asked if that information can be posted to Facebook or the webpage even though it is Pennsylvania? The free eye screening and tick information is on the lobby TV. Chair Colburn discussed literature he has on ticks. Members discussed finding an infographic on allergies and air quality for October.

K. PUBLIC COMMENTS:

Johnathan Heller spoke about the Environmental Commission's correspondence with the DEP regarding groundwater issues that affected 350 homes. The homes were either connected to American Water or had POET systems installed. The locations have been treated but not remediated. Since then, real estate transfers have occurred, and it is possible the new owners are unaware of this. The EC received a list of properties and would like to send a letter to notify residents of the issue and suggest they test their well water and/or have their poet system inspected if one has been installed. Members asked if the letter would be specific about the contamination and provide guidance for what the homeowners should do with this information. The EC is looking into having another well testing event in the spring to promote testing. The board discussed that the communication subcommittee with work with the EC on this effort. Mr. Heller discussed the signs at Cushetunk have been removed and suggested all residents be notified of the contamination and new signs be posted. Mr. Heller urged the board to inquire about the Whitehouse Station Library closure. Chair Colburn discussed the conversation he had with the OEM coordinator regarding a Radiological Plan. This will be discussed further at the next meeting. Members discussed disclosure of board member responsibilities when volunteering.

L. ADJOURNMENT:

A motion was made by Ms. Brown-Biondo to adjourn the meeting at 9:10 p.m., seconded by Ms. Mittleman, with a vote of Ayes all, Nays none recorded.

Respectfully submitted:

Danielle Monaghan, Board of Health Secretary