

**READINGTON TOWNSHIP  
BOARD OF HEALTH  
Regular Meeting  
October 16, 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	Absent	Wendy Sheay	Absent		

**C. APPROVAL OF THE MINUTES:**

**1. BOH Meeting Minutes of 9/18/2024**

A motion was made by Ms. Karen Mittleman to approve the minutes as amended and seconded by Ms. Brown Biondo. All in favor.

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

**D. APPROVALS - ALTERATION/NO EXPANSION:**

**1. Block 50/Lot 8 – Parker Engineering – 167 Stanton Road**

*Time heard 7:04 p.m.*

Steve Parker, a licensed engineer in the State of New Jersey introduced himself and discussed the application for an alteration, no expansion for a real estate transaction. The original soil logs were completed by another firm in 2018. There was a discrepancy with the county on the bedroom that is now resolved and confirmed to be a 3 bedroom and confirmed by the Readington Tax Assessor. The current applicant purchased the home in 2021 and plans to live there. The existing septic system located in the front of the house consists of seepage pits and is not a modern system. The property has high ground water. The current system is to be replaced with a system that includes an advanced treatment system, and a disposal field located as far away from the well as possible. The design includes an ATU, and pump and the current homeowners are aware of the requirements. The proposed disposal field is 88 ft away as opposed to the required 100 ft that is required. The engineer is assuming there is less than 50 ft of casing on the well and installing an ATU and pressure dosing the disposal field. There are multiple waivers being requested but the new system will be a better system and further away from the well than the current system. It will not cause any runoff or grading issues to the neighboring property.

The board asked Mr. Parker:

1. Has the property owner of lot 4 been notified? 1 ft near property line – strongly urge client to notify the neighbor
2. What is the neighbor’s structure built out of? Wood? Would it compromise the structure or create ponding?
3. The application indicates this is part of a real estate transfer. Is your client selling or purchasing the house?

Mr. Parker responded:

1. No, it will not affect the neighbor’s property, and the property lines will be staked out. It’s a good recommendation and he will tell the client

2. No, it will flow the opposite way. If anything, building the mounded system will slow runoff.
3. My client purchased the house in 2021 and plans to live there.

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

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

**Block / Lot:** 50/8 Real Estate Transfer:  Yes  No  
**Street Location:** 167 Stanton Road  
**Number Bedrooms:** 3  
**Map Title:** Septic System Design 167 Stanton Road Tax Map Lot 8 Block 50 Township of Readington Hunterdon County, New Jersey  
**Number Sheets:** 2  
**Map Date(s):** January 27, 2021; Revised September 11, 2024  
**Prepared By:** Stephen E. Parker, P.E. of Parker Engineering & Surveying, LLC  
**Survey:** Location/Topographic Survey by David M. Newton, LS dated November 7, 2021  
**Reports:** HCHD Letter dated 9/25/2024

**Proposed System:** Alteration/no expansion. New 1000-gallon septic tank with an EcoFlow Coco filter and ATU system which will pressure dose a mounded soil replacement disposal field of 480 sq. ft. There were no wetlands or wetland transition areas per the NJDEP Geo website. A UV light will be placed on the well. 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 following variances were requested and approved: Zone of treatment waiver is 18 inches whereas Readington requires 48 inches, but an ATU system will be and 18 inches meets state code; Use of pump; Proposed distance from well is 88 ft whereas 100 ft but a UV light will be placed on the well; Minimum setback distance from a property line where 15 ft is required by Readington Township but the state code allows for 10 ft. and the proposed system is requesting 10 ft to be the furthest possible distance from the well.

The motion was seconded by Mr. David Olsen. 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	Absent	Wendy Sheay	Absent		

**2. Block 70 Lot 22.02 – Parker Engineering – 140 Hillcrest Road**

*Time heard 7:21 p.m.*

Steve Parker, a licensed engineer in the State of New Jersey introduced himself and discussed the application for a septic system alteration/no expansion with a pump system for an existing 3-bedroom home. The applicant is the seller. It is a challenging site due to the ditch that runs through the back of the property. The septic system design site is in the back and will require a larger pump. The fields closer were not suitable. There are no wetlands within 150 ft. There is no garbage disposal or ejector pumps. It is a raised system because of bedrock present.

The board asked Mr. Parker:

1. Is that a pressure dosed system or gravity system?
2. Soil log 5 was good, why not choose that location?
3. Why are iron pipes being used for the sleeve
4. How do you dig under the ditch
5. The ditch isn’t concrete?

6. Page 11 of 13 on the HCHD application are the times listed on the basin flood transposed?
7. The county letter should say the basin flood was the 25<sup>th</sup> 26<sup>th</sup> not the 24<sup>th</sup> correct?
8. There looks like there is not much cover with the 3:1 slope and there is concern on lower end of mound.
9. A suitable fill is 96” but if you add up the zone of disposal and the zone of treatment it comes to 97”. Should it be 48” on zone of disposal and 48” on zone of treatment to equal 96”?

Mr. Parker responded:

1. It is a gravity system
2. Soil log 5 was an unofficial basin flood test. We put water in there but not the 375 gallons required, but the water didn’t go anywhere
3. It provides a harder barrier during heavy rain and was chosen because of the ditch present.
4. It is a grass ditch and will be excavated when it is dry
5. No, it is a grass ditch.
6. The last drain time should be PM.
7. Correct. The soil logs were the 24<sup>th</sup> and the basin flood test was the 25<sup>th</sup> and 26<sup>th</sup>.
8. but we can change slope to 4:1.
9. That is a math error. I will change that.

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:** 70/22.02 Real Estate Transfer:  Yes  No  
**Street Location:** 140 Hilltop Road  
**Number Bedrooms:** 3  
**Map Title:** Septic System Design 140 Hilltop Road Tax Map Lot 22.02 Block 70 Township of Readington Hunterdon County, New Jersey  
**Number Sheets:** 2  
**Map Date(s):** September 12, 2024  
**Prepared By:** Stephen E. Parker, P.E. of Parker Engineering & Surveying, LLC  
**Survey:** Survey of Property by Daniel E. Parker, LS dated September 4, 2024  
**Reports:** HCHD Letter dated 10/1/2024

**Proposed System:** Alteration/no expansion. New two compartment 1,000-gallon septic tank with a 6-inch effluent filter that will feed a 1,300-gallon pump tank gravity dosing a mounded soil replacement disposal field of 800 sq. ft. There were no wetlands within 150 ft of the area according to the NJDEP Geo website. 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. A signed copy of the HCHD application will be provided to the Board of Health secretary.

Revisions needed from Engineer: HCHD Application Page 11 of 13; HCHD county letter; Section 2 page 2 of plans for the zone of disposal

The motion was seconded by Ms. Karen Mittelman. 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	Absent	Wendy Sheay	Absent		

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

**1. Block 55 Lot 13.17 – Parker Engineering – 83 Readington Road**  
*Time heard 7:36 p.m.*

Steve Parker, a licensed engineer in the State of New Jersey introduced himself and discussed the application for a septic system to be installed on a currently vacant lot. There is an existing driveway on the property, but no dwelling. The lot was cleared of overgrown grass. 8 weeks ground water monitoring was performed. The primary area gravity system and a reserve area are proposed. The proposed septic system design is for a 5-bedroom dwelling. A wetlands consultant was contracted prior to purchasing. Steve Parker addressed all points of the Board of Health Engineer’s review letter.

The board asked Mr. Parker:

1. The final plat does not indicate lot 13.17.
2. The diagram of the bed has 5 laterals but only 3 shown on section view

Mr. Parker responded:

1. It is the empty lot in the middle
2. Will be corrected

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:** 55/13.17 Real Estate Transfer:  Yes  No  
**Street Location:** 83 Readington Road  
**Number Bedrooms:** New Construction  
**Map Title:** Septic System Design 83 Readington Road Tax Map Lot 13.17 Block 55 Township of Readington Hunterdon County, New Jersey  
**Number Sheets:** 2  
**Map Date(s):** August 13, 2024  
**Prepared By:** Stephen E. Parker, P.E. of Parker Engineering & Surveying, LLC  
**Survey:** Final Plat of Pine Brook Farms by Studer & McEldowney Civil Engineers and Land Surveyors dated September 1975; Revised November 26, 1975  
**Reports:** Wetlands Report by Environmental Technology, Inc dated October 8, 2024; Board of Health Engineer Report by Robert O’Brien, P.E. dated 10/10/2024

**Proposed System:** New construction septic system designed for a 5-bedroom dwelling. New two compartment 1,300-gallon septic tank with a 6-inch effluent filter that will gravity feed a mounded fill enclosed disposal field of 1,296 sq. ft. There were no wetlands within the area of disturbance but within 50 ft of the limited disturbance area according to the report by Environmental Technology, Inc.  
 Ground water testing 2/23/24 passing results

Revisions needed from the engineer: zone of disposal is 57 not 54; well should be shown on the plans; survey will be sent in; diagram showing 5 laterals in section view; HCHD application last 2 pages have from block/lot  
 Revisions from Van Cleef: letter will be revised to reflect a K rating of 2.6 not 2.4

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	Aye	Karen Mittleman	Aye	David Olsen	Aye
Helen Pollack	Absent	Wendy Sheay	Absent		

**F. CORRESPONDENCE:**

- F.1 Public Health Info: Information on the NJDOH K-12 Tickborne Disease Education Toolkit
- F.2 Public Health Recall: Children’s Jewelry Sets Recalled Due to Risk of Lead and Cadmium Poisoning; Violations of the Federal Lead Content Ban and Federal Hazardous Substances Act; Sold Exclusively on Amazon.com by Newmemo
- F.3 Public Health Recall: Food Recalls
- F.4 Public Health Alert: Candida auris and Carbapenemase-Producing Organisms: Clarification of Identification, Reporting and Result Communication Expectations
- F.5 Public Health Update: Prevention Strategies for Mpox, including Vaccinating People at Risk via Sexual Exposure, for U.S. Travelers Visiting Countries with Clade I Mpox Outbreaks
- F.6 Public Health Advisory: Notice to Clinicians: Stay Vigilant for Cases of Acute Flaccid Myelitis (AFM) in Fall 2024
- F.7 Public Health Recall: Gutierrez Distributor Expands Recall of Ground Cinnamon Because of Possible Health Risk
- F.8 Public Health Advisory: First Marburg Virus Disease Outbreak in the Republic of Rwanda
- F.9 Public Health Update: Announcement - Adoption of N.J.A.C. 8:51 and N.J.A.C. 8:51A
- F.10 Public Health Info: COVID-19 and Respiratory Illness Activity Report for week ending 9\_28\_24
- F.11 Public Health Info: New Jersey DOH Vector-borne surveillance report, week 39
- F.12 Block 14 Lot 1 Septic Flow Calculation

*Members discussed Block 14 Lot 1 Septic Flow Calculation. A motion was made by Karen Mittleman to request additional documents including an inspection of the system and final as built plans via memo seconded by Jodi Bettermann and carried by all.*

**G. OLD BUSINESS:**

The Chair discussed septic pumping tracking. Members discussed utilizing SDL for set up, data input, and tracking. Teri said a list of filed deed restrictions can be obtained from the county. Chair Colburn provided septic information handouts to the members for review and discussed the idea of a homeowner’s survey. The Chair complimented RHA on the well testing event.

**H. NEW BUSINESS:**

H.1 Emergency Operations Plan: Radiological Protection Annex

Chair Colburn met with Chris Symanski to review and discuss the document. Jodi asked who covers the expenditures in case of an event. The county and state provide funds, and the township administrator is the coordinator of that. The Board of Health is responsible annually to ensure appendices are accurate.

Budget information for 2025 was received tonight and provided to the chair. Jodi mentioned it is a Sustainable Jersey recertification year and the BOH will support them with information to be included in. The Sustainable Hunterdon Hub meeting next month will focus on health and wellness. Jodi mentioned they need more registrations to hold the meeting. Karin and Bob will register.

Teri discussed the One Voice substance abuse program started years ago under prosecutor Anthony Kerns when overdoses were at a high. Rene Rosen is the Hunterdon prosecutor now and provided statistics and information. She also discussed the mental health crisis and impacts of social media. Teri handed out suicide hotline magnets and “be a buddy not a bully” stickers to members. Public health nurses have free senior programs available to residents and free screenings. Information will be posted.

**I. COMMUNICATION PLAN:**

Members discussed submitting an article on septic maintenance to The Chronicle. Tick trail signs were ordered free of charge from the CDC and provided to the Open Space Advisory Board. Additional free items were ordered such as coloring books and bookmarks to give out at future township events. Jodi reminded everyone to check CO detectors after the daylight savings and to find a previous communication to repost. Teri discussed needed signage in Summer Road Park that notifies residents of the leash ordinance and suggested a curb your pet ordinance.

**J. PUBLIC COMMENTS:**

The Chair attended the recent Waterwatch Advisory Board meeting and discussed the plan to drain Lake Cushatunk for dam repairs.

**K. ADJOURNMENT:**

A motion was made by Mr. John Kalinich to adjourn the meeting at 8:52 p.m., seconded by Ms. Karin Mittleman, with a vote of Ayes all, Nays none recorded.

Respectfully submitted:

Danielle Monaghan, Board of Health Secretary