

**READINGTON TOWNSHIP
BOARD OF HEALTH
REGULAR MEETING
March 19, 2025, 7:00 PM**

Chair Colburn called the meeting to order at 7:02 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
Bavly Hani	Absent	John Kalinich	Absent	David Olsen	Present
Helen Pollack	Present	Wendy Sheay	Absent		

C. APPROVAL OF THE MINUTES

C.1. BOH Meeting Minutes of 2/19/2025:

A motion was made by Ms. Jodi Bettermann and seconded by Ms. Brown Biondo for approval of the minutes as amended. On roll call, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	Chair Colburn	Aye
Bavly Hani	----	John Kalinich	----	David Olsen	Aye
Helen Pollack	Aye	Wendy Sheay	----		

D. APPROVALS – ALTERATION/NO EXPANSION

D.1. Block 70 Lot 19.27 – 18 Shurts Road – Kurt Hoffman Engineering

Time heard 7:05 PM

Kurt Hoffman, a NJ licensed engineer in the State of New Jersey, appeared before the board on behalf of the seller to correct a failing septic system. Nine (9) soil logs were completed. Soil logs 2 & 3 were used for the design. A Pit bail test in soil log 3 yielded an 11-inch rise where a 12-inch rise is required. The engineer designed the system at a K3 rate as opposed to a K4 rate to account for the pit bail results. There are no wetlands. All information regarding maintenance requirements and deed restriction requirements will be given to the new owners.

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

Block / Lot: 70/19.27
Street Location: 18 Shurts Road
Number Bedrooms: 4 Bedrooms
Map Title: Septic Design for Block 70 Lot 19.27 Readington Twp., Hunterdon Co., NJ 18 Shurts Road February 20, 2025
Number Sheets: 6
Map Date(s): 2/20/2025
Prepared By: Kurt Hoffman P.E of Kurt Hoffman Engineering, Inc.
Survey: Topographic Survey for Jon M. Mikolajek and Virginia D. Mikolajek Lot 19.27 in Block 70 Situated in Readington Township, Hunterdon County, New Jersey Prepared by David M. Newton P.L.S. from Newton Land Surveyor, LLC dated 2/20/2025
Reports: Soil Log Report prepared by Ron Sweitzer of Van Cleef Engineering completed on 1/29/2025; Wetlands Letter prepared by Jeff Tareila, Senior Wetland Ecologist from Jeff Tareila Environmental Consulting dated 2/28/2025; HCHD Review Letter prepared by Robert Vaccarella, R.E.H.S, Principal Environmental

Health Specialist dated 2/28/2025

Proposed System: Alteration/no expansion 1,300-gal septic with a 1,300-gal pump tank that will gravity dose a 1,365 SF mounded soil replacement disposal field.

Waivers/Approvals: Pump system

Soil Logs: Soil logs 2,3 and Pit Bail Test 1 were performed on January 29, 2025. The proposed system is a mounded soil replacement installation with the use of a pump. The highest regional water table was at 26 inches in soil log 3.

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

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	Chair Colburn	Aye
Bavly Hani	----	John Kalinich	----	David Olsen	Aye
Helen Pollack	Aye	Wendy Sheay	----		

D.2. Block 50 Lot 10 – 155 Stanton Road – Bayer-Risse Engineering

Time heard 7:22 PM

Bill Jupinka, a NJ licensed engineer in the State of New Jersey, appeared before the board on behalf of the applicant who as a result of a real estate transaction is the new owner. The property has constraints due to limited area and a stream running through the property. An ATU is proposed due to the proximity of the stream. The distance is less than 75 ft. All neighbors within 200 ft were noticed and no response was collected. No wetlands.

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

Block / Lot: 50/10

Street Location: 155 Stanton Road

Number Bedrooms: 3 Bedrooms

Map Title: Septic System Alteration Design for Donna Arold Block 50 Lot 10 Readington Twp., Hunterdon Co., NJ 155 Stanton Road March 3, 2025

Number Sheets: 11

Map Date(s): 3/3/2025

Prepared By: Theodore H. Bayer. P.E of Bayer-Risse Engineering, Inc.

Survey: Plan of Survey Prepared for Kenneth Arold and Donna Arold Situated in the Township of Readington, Hunterdon County, NJ Prepared by Russell S. Kauffman. P.L.S. from ELS Surveying, LLC dated 12/17/2024

Reports: Soil Log Report prepared by Ron Sweitzer of Van Cleef Engineering completed on 2/5/2025; Wetlands Letter prepared by Jeff Tareila, Senior Wetland Ecologist from Jeff Tareila Environmental Consulting dated 2/28/2025; HCHD Review letter dated 3/7/25 prepared by Dawn Faltings.

Proposed System: Alteration/no expansion Advanced Treatment Unit (ATU) 750 Integrated Pump Chamber mounded soil replacement disposal field of 806 SF.

Waivers/Approvals: ATU

Soil Logs: Soil logs 205-1, 205-2, 205-3, 205-4 and soil permeability class ratings in soil log 205-1 were completed on February 5, 2025.

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

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	Chair Colburn	Aye
Bavly Hani	----	John Kalinich	----	David Olsen	Aye
Helen Pollack	Aye	Wendy Sheay	----		

D.3. Block 10 Lot 19 – 15 Cedar Road – Erica Busch, P.E.

Time heard 7:31 PM

Erica Busch, a NJ licensed engineer in the State of New Jersey, appeared before the board on behalf of the applicant for a real estate transaction. The home built in 1975 is being sold. After an inspection it was found that the bed is saturated. The new system will include a pump. There are no wetlands within 150 ft and no category 1 streams. The applicants are seeking approval for a pump system.

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

Block / Lot: 10/19
Street Location: 15 Cedar Road
Number Bedrooms: 4 Bedrooms
Map Title: Septic System Alteration Block 10 Lot 19 Township of Readington, Hunterdon County, New Jersey
Number Sheets: 5
Map Date(s): 2/21/2025; Revised 2/27/2025
Prepared By: Erica L. Busch P.E
Survey: Survey of Property 15 Cedar Road Tax Map Lot 19 Block 10 Township of Readington, Hunterdon County, New Jersey Prepared by Daniel E. Parker P.L.S. from Parker Engineering & Surveying P.C. dated 1/31/2023
Reports: Soil Log Report prepared by Ron Sweitzer of Van Cleef Engineering completed on 2/11/2025; HCHD Review Letter prepared by Robert Vaccarella, R.E.H.S, Principal Environmental Health Specialist dated 3/5/2025
Proposed System: Alteration/no expansion new 1,000-gal two compartment septic tank with a 1,300-gal pump tank that will gravity dose a mounded fill enclosed soil replacement disposal field on 1,056 SF.
Waivers/Approvals: Pump system
Soil Logs: Soil logs 1,2,3 and Basin Flood Test 1 were performed on February 21, 2025. The proposed system is a mounded soil replacement installation with the use of a pump. There was no ground water evident in any of the soil logs used for design purposes.

The motion was seconded by Mr. Olsen. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	Chair Colburn	Aye
Bavly Hani	----	John Kalinich	----	David Olsen	Aye
Helen Pollack	Aye	Wendy Sheay	----		

D.4. Block 63 Lot 32 – 72 Woodschurch Road – Erica Busch, P.E.

Time heard 7:40 PM

Erica Busch, a NJ licensed engineer in the State of New Jersey, appeared before the board on behalf of the applicant as a result of a real estate transaction. The 2-bedroom home was built in 1940. The inspection showed saturated laterals. No wetlands within 150 ft. All information regarding maintenance requirements and deed restriction requirements will be given to the new owners.

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

Block / Lot: 63/32
Street Location: 72 Woodschurch Road
Number Bedrooms: 2 Bedrooms
Map Title: Septic System Alteration Block 63 Lot 32 Township of Readington, Hunterdon County, New Jersey

Number Sheets: 5
Map Date(s): 2/18/2025; Revised 2/27/2025
Prepared By: Erica L. Busch P.E
Survey: Plan of Survey Tax Map Lot 32 Block 63 Township of Readington, County of Hunterdon, NJ October 1983 Prepared by Manfred W. Heinrici P.L.S. dated 10/27/1983
Reports: Soil Log Report prepared by Ron Sweitzer of Van Cleef Engineering completed on 2/12/2025; HCHD Review Letter prepared by Robert Vaccarella, R.E.H.S., Principal Environmental Health Specialist dated March 5, 2025
Proposed System: Alteration/no expansion new 1,000-gal two compartment septic tank with a poly lock 25 filter and 1,000-gal pump tank that will gravity dose a mounded soil replacement disposal field of 570 SF.
Waivers/Approvals: Pump
Soil Logs: Soil logs 3,5 and Soil Permeability Class Rating Test from SL-5 were performed on February 12, 2025, and yielded a K2 results. The highest regional water table was at 29 inches in soil log 3 and 5.

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

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	Chair Colburn	Aye
Bavly Hani	----	John Kalinich	----	David Olsen	Aye
Helen Pollack	Aye	Wendy Sheay	----		

E. APPROVALS – EXPANSION/NEW CONSTRUCTION

E.1. Block 47 Lot 7 – 19 42nd Street – Kurt Hoffman Engineering

Time heard 7:51 PM

Kurt Hoffman, a NJ licensed engineer in the State of New Jersey, appeared before the board on behalf of the applicant who owns the current 3-bedroom home and is electing to design a system for a 4-bedroom home in anticipation of a home sale. The engineer reviewed the 8-week ground water monitoring report, soil log results, and discussed the Township Board of Health Engineer report.

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

Block / Lot: 47/7
Street Location: 19 42nd Street
Number Bedrooms: Current 3-bedroom home
Map Title: Septic Design for Anthony Truppi Block 47 Lot 7 Readington Township, Hunterdon County, NJ
Number Sheets: 6
Map Date(s): 1/13/2025; Revised 3/18/2025
Prepared By: Kurt Hoffman P.E of Kurt Hoffman Engineering, Inc.
Survey: Topographic Survey for Anthony Truppi and Karen Truppi Lot 7 in Block 47 Situated in Readington Township, Hunterdon County, New Jersey Prepared by David M. Newton P.L.S. from Newton Land Surveyor, LLC dated 1/13/2025
Reports: Soil Log Report prepared by Ron Sweitzer of Van Cleef Engineering completed on 1/6/2025; Ground Water Monitoring Report prepared by Ron Sweitzer of Van Cleef Engineering completed on 1/18/2025; Review letter prepared by Robert O'Brien of Van Cleef Engineering dated 3/10/2025; Wetlands Letter prepared by Jeff Tareila, Senior Wetland Ecologist from Jeff Tareila Environmental Consulting dated 1/22/2025
Proposed System: Alteration with expansion. System designed for a 4-bedroom home. New two compartment septic tank with a 6" Tuf-Tite effluent filter and a 1300gal pump

Waivers/Approvals:
Soil Logs:

tank that will gravity dose a fill enclosed 1,050 SF disposal field.
Pump tank
Primary Disposal Area: Soil log 1 was recorded on 1/06/25. No mottling was recorded. Excessively coarse horizon was recorded from 30”-120”. The soil log was excavated to a depth of 120”. Groundwater monitoring was conducted at SL-1 and no groundwater was encountered. Passing basin flood test BF 1-1 performed at 84”. The soil suitability classification indicated is IIHc. Soil log 2 was recorded on 1/06/25. No mottling was recorded. An excessively coarse horizon was recorded from 28”-122”. The soil log was excavated to a depth of 122”. Groundwater monitoring was not conducted at SL-2. The soil suitability classification indicated is IIHc.
Reserve Disposal Area: Soil log SL3 was recorded on 1/06/25. No mottling was recorded. An excessively coarse horizon was recorded from 46”-122”. The soil log was excavated to a depth of 122”. Groundwater monitoring was conducted at SL-3 and no groundwater was encountered. Passing basin flood test BF 2-1 performed at 84”. The soil suitability classification indicated is IIHc. Soil log SL4 was recorded on 1/06/25. No mottling was recorded. An excessively coarse horizon was recorded from 48”-136”. The soil log was excavated to refusal at 136”. Groundwater monitoring was not conducted at SL-4. The soil suitability classification indicated is IIHc.

The motion was seconded by Mr. Olsen. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	Chair Colburn	Aye
Bavly Hani	----	John Kalinich	----	David Olsen	Aye
Helen Pollack	Aye	Wendy Sheay	----		

E.2. Block 39 Lot 53.10 – 3 Boundary Road – Bayer-Risse Engineering
Time heard 8:02 PM

Bill Jupinka, a NJ licensed engineer with Bayer-Risse Engineering, appeared before the board on behalf of the applicant. The new construction of a 15,971 SF office building consisting of 40 offices, 70 parking spaces, and 8 handicap parking spaces is proposed for the current vacant land. There are wetlands and drainage easements on the property and the proposed building is 10 ft away from a conservation easement. No wetlands within 75 ft. The engineer discussed the Township Board of Health Engineer report.

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

Block / Lot: 39/53.10
Street Location: 3 Boundary Road
Number Bedrooms: Proposed 15,971 SF Office Building
Map Title: Septic System Design for New Tannery, LLC Block 39 Lot 53.10 Readington Twp., Hunterdon Co., NJ 3 Boundary Road September 20, 2024
Number Sheets: 11
Map Date(s): 9/20/2024
Prepared By: Theodore H. Bayer. P.E of Bayer-Risse Engineering, Inc.
Survey: Boundary & Topographic Survey for a portion of 3 Boundary Road Block 39 Lot 53.10 Located in Readington Township Hunterdon County, New Jersey Prepared by Robert Ent, Jr. P.L.S. dated 8/27/2024
Reports: Letter of Interpretation prepared by Edward A. Kuc, Principal Ecologist from Eastern States Environmental Associates, Inc. dated 1/10/2025; Soil Log Report prepared by Ron Sweitzer of Van Cleef Engineering completed on 6/17/2024; 6/18/2024; Ground Water Monitoring report prepared by Ron Sweitzer of Van

Cleef Engineering completed 3/6/2024; Review letter prepared by Robert O'Brien of Van Cleef Engineering dated 3/11/2025

Proposed System: New construction of two (2) 1,500-gal two compartment septic tanks with a 6-inch effluent filter on the second tank and a 1500-gal duplex pump tank that will pressure dose a fill enclosed soil replacement 3,286 SF disposal field.

Waivers/Approvals: Pump tank – Board requires copy of LOI when received from Eastern States

Soil Logs: **Primary Disposal Area:** Soil log 0618-2 was recorded on 6/18/24. No mottling, no seepage was recorded. Non-soil – fractured shale 48"-124". Fractured rock substratum – depth to top 48". The soil log was excavated to a depth of 124". Passing basin flood test BF 0618-2 performed at 102". The soil suitability classification indicated is IISc. Soil log 0306-1 was recorded on 3/06/24. No mottling, no seepage was recorded. Non-soil – fractured shale 36"-120". Fractured rock substratum – depth to top 36". The soil log was excavated to a depth of 120". Groundwater monitoring was conducted at 0306-1 and no groundwater was encountered. The soil suitability classification indicated is IISc.

Reserve Disposal Area: Soil log SL 0617-1 was recorded on 6/17/24. No mottling, no seepage was recorded. Non-soil – fractured shale 50"-126". The soil log was excavated to a depth of 126". Groundwater monitoring was not conducted at SL-0617-1. Passing basin flood test BF 0617-1 performed at 102". The soil suitability classification indicated is IISc. Soil log SL 0306-2 was recorded on 3/06/24. No mottling, no seepage was recorded. Non-soil – fractured shale 42"-120". The soil log was excavated to a depth of 120". Groundwater monitoring was conducted at soil log 0306-2 and no groundwater was encountered. The soil suitability classification indicated is IISc.

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
Bavly Hani	----	John Kalinich	----	David Olsen	Aye
Helen Pollack	Aye	Wendy Sheay	----		

F. CORRESPONDENCE

F.1 Public Health Info: Respiratory Illness Surveillance Report, Week ending February 15, 2025 (MMWR Week 7)

F.2 Training Announcement: Spring 2025 Basic Course for Principles of Infection Prevention and Control - Registration

F.3 Public Health Info: February 20, 2025, Weekly Public Health Update

F.4 Public Health Update: Confirmed Cases of Measles, Bergen County

F.5 Public Health Advisory: Call for Cases: Serious Adverse Events after Ceftriaxone Administration

F.6 Public Health Recall: Food Recalls 2/21/25; 2/28/25; 3/7/25

F.7 Public Health Advisory: Pediatric Influenza-Associated Encephalopathy: Call for Cases

F.8 Public Health Advisory: CDC Investigating Hospitalizations Among People 65 Years and Older Following Vaccination with IXCHIQ (chikungunya vaccine)

F.9 Public Health Info: Respiratory Illness Surveillance Report for week ending 2_22_25

F.10 Public Health Info: February 27, 2025, Weekly Public Health Update

F.11 Public Health Info: Caution Regarding Environmental Legionella Test Kits Results Not Verified by an Accredited Laboratory

F.12 Training Announcement: Spring 2025 Basic Course for Principles of Infection Prevention and Control - Increased Nursing Contact Hours (revised brochure attached) - Register Now!

F.13 Public Health Info: New Fact Sheets for NJ Schools Regarding AHERA Compliance

F.14 Public Health Info: Respiratory Illness Surveillance Report, Week ending March 1, 2025 (MMWR Week 9)

F.15 Public Health Info: March 6, 2025, Weekly Public Health Update

F.16 Training Announcement: Communicable Disease Forum: Marching into Spring – March 20th at 9:30am

F.17 Public Health Advisory: CDC HAN: Expanding Measles Outbreak in Texas and New Mexico and Guidance for the Upcoming Travel Season

F.18 Training Announcement: NJDOH's Wastewater Surveillance Program: Current Review and Future Actions

F.19 Public Health Update: Assistance Requested: Evaluation of 2024 Reported Varicella IgM Cases

F.20 Public Health Info: Respiratory Illness Surveillance Report for week ending 3_8_25

F.21 Public Health Info: March 13, 2025, Weekly Public Health Update

F.22 Public Health Recall: New York Wholesale Group Recalls Zaarah Herbals Rasayan Churan, Zaarah Herbals Gurmar Powder, Zaarah Herbals Vasaka Powder and Zaarah Herbals Bhiringraj Powder Because of Possible Health Risk

There was a discussion regarding correspondence item 17 regarding the measles outbreak and item 19 regarding the Hunterdon County Public Health Updates.

G. OLD BUSINESS:

G.1. USDA

Members discussed the status of scheduling a zoom with the USDA representative to discuss the available resources. No response has been received by their office. Ms. Brown-Biondo will reach out and make a new contact.

G.2. Tobacco Ordinance Revisions:

The board members discussed the proposed ordinance revisions and further revisions to be made. The revision requests will be submitted to the Board of Health attorney, Sharon Dragan, ESQ.

H. NEW BUSINESS:

H1. 2025 Ordinance Subcommittee:

The board tabled this item.

I. EMPLOYEE REPORTS

I1. Update Report:

The board tabled this item.

J. COMMUNICATION PLAN

J1. Board of Health Webpage

The Board of Health webpage has been updated to provide more information to residents regarding the Avian Influenza (H5N1). Members discussed upcoming communication suggestions the annual septic notice.

K. REPORTS OF STANDING AND SPECIAL COMMITTEE(S)

K.1. Sustainable Jersey:

Jodi Bettermann there is nothing further to report at this time. Members discussed participating in the Summer Spectacular. Jodi also discussed the LEAP grant regarding lead remediation and lead communication.

K.2. New Subcommittee:

The board tabled this item.

L. PUBLIC COMMENTS:

None.

M. ADJOURNMENT:

A motion was made to adjourn the meeting by Ms. Theresa Brown-Biondo at 9:05 p.m., seconded by Ms. Helen Pollack, with a vote of Ayes all, Nays none recorded.

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	Chair Colburn	Aye
Bavly Hani	----	John Kalinich	----	David Olsen	Aye
Helen Pollack	Aye	Wendy Sheay	----		

Respectfully submitted:

Danielle Monaghan, Board of Health Secretary