

WEST AMWELL TOWNSHIP BOARD OF HEALTH
December 15, 2016

The West Amwell Township Board of Health met on the above date.

The meeting was called to order at 7:30 p.m. Vice Chair Kropp declared the meeting in compliance with the Open Public Meetings Act. Notice of this meeting was included in the Resolution faxed to the Hunterdon County Democrat and Trenton Times on January 29, 2016, was posted on the bulletin board in the Municipal Building on said date and has remained continuously posted as required under the Statute. A copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

Present: Richard Kropp, Zach Rich, John Dale, Stephen Bergenfeld, Jim Cally, Brian Mundhenk and Lora Olsen. Ken Hart was excused. Public in attendance included Ed Morandi, Mike & Janice Pearson, Ryan Rollero and Ted Bayer.

Mr. Cally is a full voting member this evening.

PRESENTATION OF MINUTES

The minutes of the October 27, 2016 meeting were approved on motion from Dale, seconded by Kropp. Roll Call: Mundhenk-aye, Rich-abstain, Bergenfeld-abstain, Cally-aye, Dale-aye, Kropp-abstain

AGENDA REVIEW

Nothing added or deleted.

OPEN TO THE PUBLIC/TOPIC NOT ON THE AGENDA

No one came forward.

INTRODUCTION OF ORDINANCES AND/OR PUBLIC HEARING AND/OR SPECIAL PRESENTATION

N/A

NEW BUSINESS:

TWA, Block 26 Lot 17 – Authorization for Division of Public Health Sign-Off – Ted Bayer of Bayer-Risse, the engineer of record for applicant, overviewed the situation with this property, now known as the General's Retreat, on Route 29 South of Lambertville. The Zoning Board has granted a variance to convert the existing residence into a hotel-restaurant-retail operation. The design shows a septic flow of less than 2000 gdp but due to the inclusion of a restaurant, the DEPT has to approve. In order to proceed, the Board of Health has to approve the County's sign off on the submission to DEP for a treatment works approval (TWA). Soil testing for both a primary and reserve was done previously. The alteration to the existing system was abandoned as it could not be preserved and a soil replacement bed installed. It was a straight design with no waivers required. Storm water testing was also conducted, which needed approval from both the D & R Canal Commission and NJDOT. It is an underground management system with the overflow to Route 29. Some widening of Old River Road and Route 29 was also performed. Board members raised various questions concerning the process involved in determining gallons per day flow, the type of establishment (B&B or hotel), whether the place would be open to the public and what meals would be served. Mr. Bayer advised that there will be 16 seats

and the code calls for 35 gpd per seat. Also included in the calculations are employees and 130 gpd for the hotel rooms.

The following resolution was presented and read into the record. Mr. Kropp noted that Board approval only gives the applicant the right to go to DEP.

BOH RESOLUTION #20-2016

WHEREAS, a septic alteration design, prepared by Bayer-Risse Engineering, Inc. dated November 2, 2016, was received by the Hunterdon County Division of Health for a proposed 16 seat restaurant, 10 room hotel and 400 square foot office space with a total of 1,985 gpd of sewage on Block 26 Lot 17, 1872 River Road; and,

WHEREAS, the code was revised on April 2, 2012 that requires all facilities incorporating commercial food service, shall have an applicant apply to the DEP for a Treatment Works Approval (TWA) to determine total expected volume, if the applicant purposes flows no greater than 2,000 gallons per day; and

WHEREAS, the County's letter of December 1, 2016 states that the Board needs to acknowledge the following in order for the applicant to submit the application to the DEP for their review and decision:

- 1) The determination for the total gallons per day of sewage for the site will be under the jurisdiction of the DEP through the issuance of a TWA permit
- 2) The code requires that for restaurants that a high strength waste water component is required. The engineer is proposed a grease trap without the high strength, which will need to be reviewed and approved by the DEP through the issuance of a TWA permit

WHEREAS, in order to proceed, the Board needs to authorize their agent, the County Division of Public Health Services, to sign the TWA form in order for the DEP to review the TWA application; and,

WHEREAS, the engineer of record appeared before the Board to discuss the foregoing

THEREFORE BE IT RESOLVED, by the West Amwell Board of Health, that the items listed in 1) and 2) above are hereby acknowledged and approved for submission to DEP for a TWA

The Resolution was unanimously approved on motion by Cally, seconded by Mundhenk.

Resolution Setting Date for Annual Re-organization Meeting – There was Board agreement to hold the re-organization meeting on the 4th Thursday of January. Mr. Dale relayed that he will be unavailable for that meeting. The following resolution was presented for consideration and will need to be published.

BOH RESOLUTION #21-2016

BE IT RESOLVED that the West Amwell Township Board of Health will hold its Annual Reorganization and regular meeting on **January 26, 2017** at 7:30 p.m.

BE IT FURTHER RESOLVED that the Reorganization meeting be held in the municipal building located at 150 Rocktown-Lamb. Road, West Amwell, New Jersey. The public is invited to attend.

The Resolution was unanimously approved on motion by Cally, seconded by Bergenfeld..

UNFINISHED BUSINESS

Update on Salt Testing – Mr. Kropp reported on the most recent test results, noting that the numbers keep bouncing around, and that drought conditions pull water into the wells as the well has to go a little further to pull water in. The two tests have the same numbers. He inquired whether the residents have noticed any difference in taste. Mr. Morandi came forward and reported that his meter readings vary during the year but the hand-held system meter that he has works great and is consistent over time.

Mr. Cally noted that he visited the Mordani house, which was reported at the last meeting, and the discussion at that time was to see if Mr. Morandi can utilize a point of use system in his sinks instead of treating the whole house. If this is something can be done, the question is how to go about doing that and/or if the Township is able to assist with it. He also advised that Mr. Morandi maintains the current system himself and replaces what he can. Mr. Morandi clarified that the installer does the big maintenance but that he does the little stuff, like a leaky hose or fitting replacement. The latter is needed as the water is so corrosive it eats the metal. This way repairs get done faster and Township doesn't see a bill.

Mr. Kropp advised, in response to Mr. Cally's question, that this would be a combination of what the cost would be and what the homeowner is willing to accept. Basically, a point of use would provide treatment at the sinks where drinking water is obtained.

Janice Pearson reported that they have had two hot water heaters installed in 4 years; the pipes are turning green; and, they have had to replace pipes. All this has been since the system the was shut off. She stated that the next pipe to go in the basement runs from the well tank out to the pipes that bring water into the house. Not only are the pipes green but they are starting to drip. They have copper pipes throughout the house that are springing leaks. The walls have gotten wet and their den has been flooded. They've been replacing the pipes themselves. However, these problems did not exist prior to the shutdown of the system. Mr. Morandi offered that his pipes have been some green on transition from copper to plex but that the rest of his pipes have been fine since the installation of the system. He has had no leaks or corrosion, so two parties have had different experiences.

It was suggested that the Pearson's turn the treatment system back on but Mrs. Pearson advised that the whole system located in the shed is rusted, run down, and breaking apart because it has not been maintained. It's been off for 4 years. Mr. Bergenfeld inquired as to why the system was turned off and was advised of the concern that there was no longer a need for it. Mr. Kropp explained the system that had been in place and that it involved trucking the brine to Trenton for disposal. He also relayed that there are two levels in play—one for sodium the other for chloride—and that these are not health based standards but ones about smell and taste. Mr. Rich inquired as to whether there's a particular number for corrosion and was advised that the higher the level of salt, the more corrosive the water would be.

Discussion ensued over the condition of the Pearson system, whether it is still functional, or if an alternative treatment system should be investigated. Someone who deals with plumbing issues would probably be the one who would know what needs to be done but, Mr. Kropp advised that this is a decision that would be up to the Township Committee. The possibility of replacing the copper piping with plex instead of installing a new system was raised by Mr. Rich but was questioned by Mr. Bergenfeld as to where Township liability stops. Consultation with the Township attorney was advocated concerning the latter and a determination made as to the potential cost replacing pipes, if that route is chosen, as well as accessibility of same. The agreements made with the former owners of the two homes was mentioned as was the fact that the current owners had to sign on to those terms. Mr. Morandi offered that the settlement agreement is binding on all parties. Attorney Faherty is to be provided with a copy of the agreement for the next Township meeting.

Ryan Rollero inquired as to whether the Board members wished to see the meter that he utilizes for the quarterly water tests. This was deemed unnecessary as the probe has been calibrated and rinsed with distilled water between every single test to insure proper results. However, Mr. Kropp suggested that each test be done twice with a rinse between to see if the same number is obtained.

As for the current Morandi pumping schedule and hauler, new price quotes will be requested.

Soil Test Witness for 2017 – Both Maser and Luyber have relayed that they will serve in 2017 at the 2016 rate.

ADMINISTRATIVE REPORTS:

Bill List for December 2016 –

BILL LIST
December 15, 2016

DATE	VENDOR	AMOUNT PAID
November 9, 2016	NJ Analytical Labs	908.00
	Russell Reid	663.00
December 7, 2016	Russell Reid	331.91

NOTE: The above invoices were received and paid from the BOH line item and are provided for informational purposes.

Soil Test Witness Report October, November & December 2016 –

BOARD OF HEALTH
SOIL WITNESSING REPORT
Month of: October 2016

Tests Performed:

<u>Name</u>	<u>Block Lot</u>	<u>Address</u>
None		

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Monies Received and Deposited: \$ 150.00
Fees Refunded: \$ 0.00

BOARD OF HEALTH
SOIL WITNESSING REPORT
Month of: November 2016

Tests Performed:

<u>Name</u>	<u>Block Lot</u>	<u>Address</u>
None		

Monies Received and Deposited: \$ 50.00
Fees Refunded: \$ 0.00

BOARD OF HEALTH
SOIL WITNESSING REPORT
Month of: December 2016

Tests Performed:

<u>Name</u>	<u>Block Lot</u>	<u>Address</u>
None		

Monies Received and Deposited: \$ 0.00
Fees Refunded: \$ 0.00

Website Review – No comment received.

CLOSED SESSION & RESULTS, IF ANY:

N/A

CORRESPONDENCE:

Correspondence as listed on the agenda was ordered filed.

DISCUSSION:

None

ADJOURNMENT:

There being no further business before the Board, the meeting was unanimously adjourned at p.m. on motion from Cally.

Respectfully submitted,

Lora Olsen, Secretary

APPROVED: