

WEST AMWELL TOWNSHIP BOARD OF HEALTH
July 25, 2019 – Regular Meeting 7:30 PM

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

The meeting was called to order at 7:30 PM. Chairman Hart 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 28, 2019, 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: Jim Cally, John Dale, Ken Hart, Rick Kropp, Zach Rich, Brian Mundhenk, Denise Balog and BOH Secretary Maria Andrews. Stephen Bergenfeld and Gary Hoyer were excused.

PRESENTATION OF MINUTES

A motion by Dale, seconded by Rich to approve the Board's 3/28/19 meeting minutes with no revisions noted, was unanimously approved by voice vote.

AGENDA REVIEW

It was noted for the record that there were no changes noted to the posted agenda.

OPEN TO THE PUBLIC/TOPICS NOT ON THE AGENDA

Chairman Hart opened the floor to public comment. Seeing no members of the public come forward, he closed the floor to public comment.

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

It was noted for the record that no ordinances were listed on the agenda for discussion.

NEW BUSINESS

Septic System TWA: Columbia Fire Company – B: 39 L: 4.01 – 59 Jackson Street

Present for the discussion was Engineer Vinny Gioffre of South Jersey Engineers, LLC.

Engineer Gioffre explained the property is used for parking fire trucks and noted there is no waste from the food truck kept on site. He further clarified that there is no kitchen on site and no food preparation or cooking will be done on the premises.

Mayor Rich asked Engineer Gioffre if he is willing to put that in writing. He commented that the restrictions can be added to the site plans if the Board wishes.

Engineer Gioffre addressed the layout of the site saying the septic system will be behind the building on the right side of the property with the driveway and parking on the left side of the parcel. He noted they are proposing a 350 gpd septic system that will incorporate a Fugi Ce5 Alternative Treatment Unit (ATU).

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Andrea Little spoke up from the public saying she owns property in this neighborhood and expressed concerns over the variances granted by the Board of Adjustment allowing commercial activities to take place in a residential zone. She commented her well may be impacted and questioned why the applicant needs a new well and septic if the property is really only for parking fire trucks.

Engineer Gioffre explained the septic system is designed for 9 people but the 350 gpd system will provide for a few additional people if a meeting is ever held on the site.

Mr. Kropp commented that if a home was constructed on this property it would require a larger septic system and there would be more water usage.

Since it was noted the design is not in full conformance with 7:9A, a motion was made by Kropp and seconded by Rich granting the following waivers from the Township Board of Health:

1. The highest regional water table is at 18 inches in soil log #3 which is greater than the maximum allowed by code of 24 inches from the surface. The Board acknowledged the need for a TWA because the water table is under the 2 ft. requirement and authorized the Mayor to sign the NJDEP Statement of Consent.
2. The proposed new well on the site will be only 69 ft. from the proposed disposal bed which does not meet the minimum 100 ft. requirement. As per 7:9A-4.3, the 100 ft. distance may be reduced to 50 ft. provided there is 50 ft. of casing in the new well. The Board waived the 100 ft. requirement conditioned upon any additional requirements from NJDEP.
3. The proposed disposal field will be only 34 ft. from the proposed new disposal bed on neighboring Lot 4, which does not meet the minimum 50 ft. separation distance by code. The Board recognized the very small lot sizes in this area of the Township and believes the limited 350 gpd system will not adversely impact the neighboring property but noted NJDEP will have to review this.

The motion was unanimously approved by voice vote.

The Board noted that proof of the maintenance contract and any required reports on monitoring be provided to the West Amwell Township Board of Health and the Hunterdon County Division of Health and that a maintenance agreement be provided by the owner and kept with the property as maintenance will be required by a service provider for the life of the system.

Septic System Alteration with Waivers – B: 14 L: 24 – 512 Route 31 North

Present for the discussion was Engineer Kelley O'Such of Environmental & Land Planning.

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Engineer O'Such explained there is an existing 3 bedroom dwelling on the property and the septic system is currently malfunctioning. Since the design is not in full conformance with 7:9A, a motion was made by Dale and seconded by Kropp granting the following waivers from the Township Board of Health:

1. The existing well will be only 62 ft. from the proposed disposal bed which does not meet the minimum 100 ft. requirement. The Board waived the 100 ft. requirement.
2. As per 7:9A-4.3, the 100 ft. distance may be reduced to 50 ft. provided there is 50 ft. of casing in the well. Engineer O'Such testified that a well report is available and a copy will be provided for the Township file. In similar situations, the Board has conditioned the 100 ft. waiver requirement upon the installation of an Ultra Violet (UV) treatment system. Engineer O'Such indicated a UV system will be installed.

The motion was unanimously approved by voice vote.

Septic Design Alteration with Waivers – B: 5 L: 7 – 1329 Route 179

Present for the discussion was Engineer Kelley O'Such of Environmental & Land Planning.

Engineer O'Such explained there is an existing 2 bedroom dwelling on the property and the septic system is currently malfunctioning. Since the design is not in full conformance with 7:9A, a motion was made by Kropp and seconded by Dale granting the following waivers from the Township Board of Health:

1. The proposed septic tank will be only 9 ft. from the existing dwelling which does not comply with the required minimum setback of 10 ft. The Board waived the 10 ft. requirement.
2. The toe of the mound will be only 5 ft. from the property lines which does not comply with the County's policy requiring a 10 ft. setback. The Board acknowledged that the County will inspect the property and provide certification that the grading has not caused any offsite water runoff problems.
3. The proposed disposal bed will be only 13 ft. from the existing dwelling which does not meet the 25 ft. offset requirements. The Board waived the 25 ft. requirement.
4. The proposed disposal bed will be only 60 ft. from the existing well on the property which does not comply with the minimum 100 ft. setback requirement. As per 7:9A-4.3, the distance may be reduced to 50 ft. provided there is 50 ft. of casing in the well. Engineer O'Such testified that because of the age of the well there are no records available to make this determination. In similar situations, the Board has conditioned the 100 ft. waiver requirement upon the installation of an Ultra Violet (UV) treatment system. Engineer O'Such indicated a UV system will be installed.

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The motion was unanimously approved by voice vote.

Discussion: Notification to Adjoining Properties, re: New Septic Systems

Secretary Andrews noted this matter has come up a few times at the Township Committee meetings with one resident recently indicating a new septic system for an adjoining property was actually installed partially on their property. The resident has called the County but suggested notifications should be sent to property owners when a new system is going to be installed.

Chairman Hart commented that in the past the Township has requested neighbors be notified when septic systems will be installed too close to adjoining wells.

Mr. Dale remarked this is a potential “slippery slope.”

Mr. Kropp commented that he is not in favor of such notification because he believes many of the failed septic systems are the result of home inspectors and not actually due to any County or Municipal regulations.

It was the consensus of the Board to not make any changes to the existing required notifications per the code.

UNFINISHED BUSINESS

It was noted for the record that there were no unfinished business items listed on the agenda.

ADMINISTRATIVE REPORTS:

Bill List for 7/25/19

John Luyber – Soil Witnessing

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|--------------------|----------|
| Block 21 Lot 9 | \$600.00 |
| Block 14.02 Lot 11 | \$600.00 |
| Block 5 Lot 7 | \$600/00 |
| Block 14 Lot 24 | \$300.00 |

Maser Consulting – Review of TWA Request Block 8 Lot 38 \$429.00

A motion by Kropp, seconded by Dale to approve the Board’s 7/25/19 bill list was unanimously approved by voice vote.

ADJOURNMENT:

There being no further business before the Board, the meeting was unanimously adjourned at 8:27 PM on motion by Rich and seconded by Kropp.

Maria Andrews, Board of Health Secretary

APPROVED:1/23/20