

**CALL TO ORDER**

Chairman Laul stated that in compliance with the Open Public Meeting Act this is a Regular Meeting of the Township Board of Health as published in the Hunterdon Review, the agenda has been posted at the Municipal Building and distributed to the Hunterdon Review, Courier News, the Express Times, the Hunterdon County Democrat and the Star Ledger.

**ROLL CALL**

Present – Marc Laul Beverly Koehler Dr. Nicholas Avallone (via telecom)  
Mike Schmidt Tom McKee

Absent - Brian Wunder Assessor Erica Brandmaier

Also present – Secretary Karen Sandorse (via telecom)

**PRESENTATION OF MINUTES**

**Minutes of the November 4, 2020 Meeting**

*Motion by Mr. McKee, seconded by Ms. Koehler and carried by unanimous favorable roll call vote, the Board of Health approved minutes of the November 4, 2020 meeting.*

**PUBLIC COMMENTS – for agenda items only.**

*Motion by Mr. McKee, seconded by Ms. Koehler and carried by unanimous favorable roll call vote, the Board opened the Public Comment portion of the meeting.*

There were no comments from the public.

*Motion by Ms. Koehler, seconded by Mayor Schmidt and carried by unanimous favorable roll call vote, the Board closed the Public Comment portion of the meeting.*

**NEW BUSINESS**

**Septic System Alteration Waivers  
Municipality: Lebanon Township  
Block: 26 Lot: 38  
Location: 38 Bunnvale Road**

Engineer William Jupinka and Robert Vaccarella of the Hunterdon County Health Department present.

Mr. Jupinka stated that this is one of the smallest lots he has worked on. The home is for sale and the septic system failed the inspection. It is an older system with two laterals that are packed with sludge. There is very limited space on the property. The well was drilled in 2013 and has 50 ft. of casing. The plan is to place the system in the side yard opposite of the well. The proposed system is an Advanced Treatment System, a Norweco Singular Green, which will treat the waste before it goes to the disposal field. The maximum sized system that can be put on the property, is a 400 sq. ft. disposal field. This does not meet the square footage requirement for a three bedroom house, even with the Advanced Treatment System.

Due to the limitations on the property, there is the need to seek the following waivers as outlined in the Hunterdon County Health Department's November 19, 2020 correspondence.

1. The proposed disposal field will not have the required 100 feet to the existing well. The existing well is shown 97 feet to the proposed disposal field. The advanced treatment is also being used to address this setback issue. A well record provided states the well has 55 feet of casing. As per 7:9A-4.3, the distance can be reduced to 50 feet provided there is 50 feet of casing in the well.
2. The proposed disposal field is not the required minimum distance of 10 feet to the property line. The proposed disposal field is shown 5 feet next to the property line.
3. The proposed disposal field is not the required minimum distance of 25 feet to the dwelling. The proposed disposal field is shown 10 feet to the dwelling. A 6 mil poly liner is proposed within 15 feet of the house.
4. The bed is undersized in square footage. The minimum square footage required for this system should be a minimum of 478 square feet. The proposed system will only have 400 square feet due to site constraints.

Ms. Koehler said that there are three trees on the plan and the one in the middle seems to be close to the leach field. Mr. Jupinka said that he spoke with the contractor and the tree will be removed as part of the installation.

Mr. McKee said that he is concerned about egress and placement of the construction materials and equipment due to road conditions. Mr. Jupinka said that with the construction they may not do a full excavation, they will most likely handle as a "dig and fill" with a flagman in place to negotiate the traffic. Mr. Vaccarella suggested receiving input from the police department to see what their suggestions are for sight distance and blind spots.

Mr. Vaccarella said that it is beneficial that the well was drilled in 2013 and has 55 ft. of casing. The separation of 97 ft. complies with Code based on the casing. He also noted that a liner will be installed in the bed area, at the side closest to the house, for added protection. Mr. Vaccarella said that the plan does not meet the minimum square footage requirement by Code but with the Advanced Treatment System and the superior treatment of the effluent they believe that this is the best design for the property.

There will be a maintenance contract and a deed restriction showing future owners that there is an Advance Treatment System on the property

*Motion by Ms. Koehler, seconded by Mr. McKee and carried by unanimous favorable roll call vote, the Board of Health approved the waivers for Block 26 Lot 38, as outlined in the Hunterdon County Health Department's November 19, 2020 correspondence.*

**Katie Tracey  
Request for Approval  
Block 24 Lot 14  
Hickory Run Well Septic Setback**

Ms. Katie Tracey sent a letter to the Board stating that she is working with the USDA to secure one of their rural development loans. They are requesting approval from the local municipality for the well/septic distance, which does not meet the 100 ft. set back by State Code. The Hunterdon County Health Department has provided a letter of approval but suggested that Ms. Tracey receive local approval also.

Ms. Katie Tracey said that she is seeking a letter from the Board stating that the Township does not take exception to the County's November 18, 2020 correspondence relative to the distance between the well and septic. Mr. Vaccarella stated that the well was drilled in 1998 and has 100 ft. of casing. The distance between the well and septic is 78 ft. which complies with Code based on the 100 ft. of well casing.

*Motion by Mayor Schmidt, seconded by Mr. McKee and carried by unanimous favorable roll call vote, the Board of Health authorized the Board Secretary to provide Ms. Tracey with a letter stating that they take no objection to the continued use of the existing well and septic at Block 24 Lot 14, Hickory Run Road, based on the 100 ft. of well casing.*

**RESIGNATION OF NICK AVALLONE**

Mr. Laul stated that the Board received a letter of resignation from Dr. Nick Avallone. The Board thanked Dr. Avallone for the time that he served on the Board and for his work at the High School.

**PUBLIC COMMENTS**

*Motion by Ms. Koehler, seconded by Mayor Schmidt and carried by unanimous favorable roll call vote, the Township Board of Health opened the Public Comment portion of the meeting.*

There were no comments from the public.

*Motion by Ms. Koehler, seconded by Mayor Schmidt and carried by unanimous favorable roll call vote, the Township Board of Health closed the Public Comment portion of the meeting.*

**ADJOURN**

Having no further business to come before the Board a motion was made by Ms. Koehler and seconded by Mr. McKee to adjourn the meeting at 6:46 p.m.

Respectfully submitted,

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Karen J. Sandorse,  
Secretary

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Marc Laul, Chairman

Approved: February 3, 2021