

MINUTES

PRESENT: M. DeSapio
T. Kratzer
P. Lubitz
S. Stryker

ABSENT: R. Phillips

CALL TO ORDER

The meeting was called to order by M. DeSapio at 8:00 PM.

NOTIFICATION

In order to ensure full public participation at this meeting, all members of this Board, and members of the public are requested to speak only when recognized by the Chair so that there is no simultaneous discussion or over-talk, and further, all persons are requested to utilize the microphones which are provided for your use by the Township. Your cooperation is appreciated.

Notification of the time, date and place of this meeting has been published in the Hunterdon County Democrat, Courier News and Express Times and has been posted in the Kingwood Township Municipal Building at least 48 hours prior to this meeting and has been filed with the Municipal Clerk.

NEW AND PENDING MATTERS

Septic System Waiver – Block 19, Lot 3.04

D. Fine, design engineer, was present this evening for the application. The lot is a pre-existing 2 acre lot. At the time of subdivision approval proper considerations of the soils were not done. Wetlands delineation was done after the lot was created and wiped out the original testing, which created the subdivision of this lot. He is not the first engineer to attempt the soil testing on the property. The regional water table is 11" below the ground surface. He has designed a peat system. Since it is new construction, the application has to go to the State for treatment works approval (TWA). Normally, the County Health Department would sign off on the TWA but since this is a peat system, it requires local approval. The lot was created in 2004. He has installed approximately 125 or 130 of the peat systems and has not had any problems with them. The first system he installed is coming up on five years and had the worst soil conditions. He has received no complaints that the system is not working properly. All new approvals are inspected twice yearly. None of the site inspections have shown any issues. The peat has to be replaced on the manufacturer's recommendations. He has installed some of the systems for new construction in Somerset and Monmouth Counties but this would be the first in Hunterdon County. The problem with this site is the amount of seepage. They had shallow mottling in every soil log. Soil log #4 was shallow refusal. He will install the system closer to soil log #1, which has good seepage. The permeability was 3" per hour with a pit baill test. The sizing of the field is utilizing the state's guidance document for a four bedroom home. It is designed at 19 x 33. The property contains decent permeability. If there was smaller permeability, he would design the bed larger. The property just has the high regional water table. There is a reserve site on the property if this system should fail. The system location is out of the wetlands area. The original tests were in the rear of the property. He is not requesting the Board of Health make the lot buildable. The applicant will be requesting the DEP to make it buildable. He could design a conventional mound system and ask for approval from the DEP. DEP might turn around and request the applicant to come back with better technology or alternate system. The DEP will not review the matter until the TWA application is signed by the County Health Department.

It was moved by T. Kratzer, seconded by S. Stryker and carried to have the Board engineer review the plan prior to a decision being rendered by the Board. All members voted **AYE**, except P. Lubitz, who voted **NAY**.

Block 18, Lot 2.02 - Couture

S. Parker, Parker Engineer, was present this evening. The applicants are selling their home and the septic system failed the home inspection. The property contains 1 acre and has some constraints in regard to the setbacks and setbacks to wells. The rear yard meets with the approved requirements of the state code except for a high water table. There is no permeability. If it was a vacant piece of property, they would not be able to construct on the lot. There is a four bedroom dwelling located on the property. The proposed system would be an improvement on what is, currently existing, on the lot. No expansions will be permitted. It will be a mounded system. He has increased the size of the system by 25% and added an extra septic tank. The second 1,000 gallon tank is to prevent solids from going into the field. There are no puddles of water on the ground. If the house was not being sold, the septic system would be fine. The existing septic tank will be pumped and inspected. If it is cracked, it will be replaced. The rate of the select fill is 20" per hour. If you build a system and build it in impermeable soil, you are building a big bathtub. The home inspection showed that the distribution box had some effluent in it. A garbage disposal is prohibited. The sewage capacity is 650 gpd and 8 occupants, which is from the code. In response to a concern about having a new owner utilizing the system and possibly 8 occupants, where there are two now, he responded the answer is to make the system bigger and reduce the water usage by noting low flow fixtures. The current fixtures are low flow. The well elevation is at 98.5 and the existing grade is 96'. There are no conditions that will help the situation. The system can be pumped out every year. Peat moss is an alternative but will not help the non-permeability of the soil. The peat moss is another filter which prevents the solids from getting into the system. By making it a little larger, it will eliminate the ponding. With the peat systems, they typically allow a smaller footprint. The property slopes from left to right with a 4' drop. The well is in the front of the house and the system will not drain to the well. No neighbors' wells are located down gradient from the septic system. There will be four potential ports for water quality monitoring. An initial water quality sample, followed by two six month intervals of water quality sampling and two more additional annual samplings, if there is water in the observations pipes, was requested by the Board.

It was moved by P. Lubitz, seconded by T. Kratzer and carried to approve the following waivers and/or conditions:

The regional water table is greater than the maximum level of 24 inches from existing grade. The highest regional water table is at 11 inches from the surface. There will still be minimum of 48 inches of separation from the regional water table and proposed level of infiltration.

The Board of Health recommends that everyone is aware that this is an alteration to correct a malfunctioning system and the granting of the waivers or approval, Kingwood Township assumes no responsibility for the system and shall be held harmless.

All members voted **AYE** on **ROLL CALL VOTE**.

Approval of the Minutes

It was moved by M. DeSapio, seconded by S. Stryker and carried to approve the minutes of January 20, 2010. All members voted **AYE** on **ROLL CALL VOTE**, except T. Kratzer and P. Lubitz, who **ABSTAINED**.

CORRESPONDENCE

M. DeSapio reviewed as per the agenda.

PRIVILEGE OF THE FLOOR

T. Kratzer briefly discussed the difference between P. Althoff's recharge rates in the Silverson application and the state estimates for recharge. Her numbers were higher than the current estimates. He stated the requirements need to be consistent. T. Kratzer has provided his comments to V. Uhl.

S. Stryker stated Uncle Scott's Steakhouse has been on a routine of pumping the septic tanks approximately every 1.5 to 2 weeks.

The Board inquired about the status of a septic ordinance and if a subcommittee has been organized to work on the septic ordinance. The County Water Quality Management Plan will require the pumping of the septic systems on a regular basis. It will not provide for reserve testing. P. Lubitz will inquire if a subcommittee has been appointed.

ADJOURNMENT

It was moved by M. DeSapio, seconded by S. Stryker and carried to adjourn the meeting at 9:09 PM. All members present voted **AYE**.

Respectfully submitted,

s/Diane Laudенbach

Diane Laudенbach, Secretary