

**WARREN TOWNSHIP BOARD OF HEALTH
MEETING MINUTES
May 11, 2022 – 7:00 pm
SUSIE B. BOYCE MEETING ROOM-COURT HOUSE
44 MOUNTAIN BOULEVARD**

Call to Order: The regular public meeting of the Warren Township Board of Health was called to order at 7:02 pm by Mr. Malcolm Plager, Chairman/President.

Flag Salute-All present stood and recited the pledge of allegiance.

The Opening Statement: Adequate notice of this meeting was given on January 06, 2022 by posting a copy on the Township Bulletin Board, sending a copy to the Township Clerk and the Courier News as required by the Open Public Meetings Act. We plan to adjourn no later than 10:00 pm.

Roll Call:

Mr. Plager – present	Mr. Rosenman – absent
Mr. Riley – present	Dr. Mandal - present
Mr. Morlino – present (via phone)	Ms. Valerio (Alternate #1) – present
Mr. Lazo – absent	Dr. Singh (Alternate #2) – present
Dr. Sarraf- absent	

Privilege of the Floor: None at this time.

New Business:

Case # 1
87 Mount Bethel Road
Block 71, Lot 37.01
Application: Variance from Ordinance BH:7-5(c)
Owner/Applicant: 58 Mt. Bethel, Inc.
Architect: Beer Architectural Group, LLC

Mr. Plager introduced Mr. Jeff Beer, architect on the project to present the case. Mr. Beer put up site plan for viewing, stated the need to come in front of the Board of Health to obtain a dumpster variance. The location of the future building will be at the corner of Mount Horeb Road and Mount Bethel Road. The building will be 2 stories tall and typical floor plan of building will have central entrance and corridor that runs the length of the building; trash chute will be located at left/rear section of building and goes from 3rd floor all the way down to basement/garage area where there are 2 chutes and 2 dumpsters (one for trash and one for recyclables). Planning board has approved all plans as submitted, however, requested the variance for dumpster be approved since it does not meet Warren Code BH:7-5(c) which requires waste storage facilities consisting of one or more enclosed unroofed structures for separate storage of garbage and recyclables which shall be at least 10 feet by 20 feet with walls of cinder block or other material approved by the Board of Health and meet certain other requirements; and Warren Code BH:7-5(d) which requires the storage facilities shall be located in a convenient and safe location in the rear or side yard of the premises, in a place accessible to the solid waste collector and all set-back lines shall be strictly observed. The proposal is to have garbage disposal dumpsters in a cement encased room located in the garage/basement, with

access doors where the dumpsters will be able to be rolled out for emptying by the trash disposal company. The entire garage/basement area will have ventilation to offset any foul smells which can cause a nuisance to the residents. Mr. Beer stated in such a case, management will call trash collection/disposal company to up the number of times they pick up the trash. Mr. Riley asked Mr. Beer why not place the dumpsters outdoors in the rear of property closer to Mt. Horeb Road. Mr. Beer explained that if that was the case, Planning Board would still require a variance due to the property not meeting setback line requirement. Mr. Plager questioned garbage pick-up and how often it was to be carried out. Mr. Beer stated pick up service was going to be provided several times per week and adjusted as needed dependent on need of residents. Mr. Sumner has no issue with the proposed variance as presented. Mr. Riley raised a concern with odor and questioned the use of a ventilation fan system. Ms. Valerio questioned in case there is a power outage would the proposed ventilation system work? Mr. Beer stated that there is no generator back up system in case of a power outage, however, according to Mr. Checchio, developer in charge, in the event of an emergency power outage, they would just have to up the garbage pick-ups to accommodate the removal of trash faster to avoid odors. Mr. Morlino asked if the residents will have to go outside of facility to empty trash. Mr. Sumner clarified that there will be chutes placed inside the floors that will bring the garbage down to the basement enclosed area where the dumpsters will then be picked up by trucks that will drive up to the garage/basement area to empty the garbage containers. Mr. Riley asked if the driveway as shown on the site plan into the parking area underneath the building is the only way in and out of the parking area? Mr. Beer stated that yes, that is the only way in and out of the parking garage. Mr. Plager raised the issue of leakage from the dumpsters which will cause odors, and suggested the floor be designed to be washed down regularly. Mr. Beer asserted the floor is already setup as such on the plans and residual water waste will go through a drain placed on a slope within the concrete wall enclosure which will be drained out into the sanitary sewer system.

Motion made by Ms. Valerio to approve Case # 1 as presented, seconded by Dr. Mandal.

Discussion:

Mr. Riley made an observation that ordinarily he would be hesitant to approve the application and requested it be on record, he expressed dismay with having another affordable housing project and feels the lot is being overbuilt with approximately 30 market rate units to obtain 8 affordable housing units. However, with that being said and since Mr. Sumner indicated he felt there is no significant problem with this design and Mr. Riley feels the design is well done especially with the ventilation, he votes to pass the resolution.

Roll Call:

Mr. Plager- yes
Mr. Riley- yes
Mr. Morlino-yes
Ms. Valerio- yes
Dr. Mandal- yes
Dr. Singh- yes

Opposed: None

Mr. Sumner introduced Resolution 2022-005 approving variance application as presented.

Motion made by Dr. Mandal to approve Resolution 2022-005 as read by Mr. Sumner. Motion seconded by Mr. Morlino.

Roll Call:

Mr. Plager-yes
Mr. Riley- yes
Mr. Morlino- yes
Ms. Valerio- yes
Dr. Mandal- yes
Dr. Singh- yes

Approval of Minutes: April 06, 2022.

Motion was made by Mr. Riley to approve April 06, 2022 with the changes he requested be made which included conversation with Mr. Lazo regarding the Sewerage Authority. Motion seconded by Ms. Valerio.

Voice Vote:

All in Favor: Unanimous

Opposed: None

Middle-Brook Regional Health Commission Report:

Mr. Riley reported 2020 audit for the Commission was successfully complete. Mr. Riley informed the Board of possibility that Somerville might be interested in joining the Commission.

Old Business:

Mr. Sumner updated the Board on the latest Covid-19 statistics within the Commission and announced that there is an increase in cases. Illness is not as prominent due to people being vaccinated and not many deaths are being reported. Currently, there are outbreaks at 8 long term care facilities and several schools, including Watchung Hills Regional High School. The Commission received about 3500 test kits to be distributed within the Commission. Flu rates are the highest seen in the past 5 years. Surveillance on a possible outbreak of childhood Hepatitis A cases in the State is currently ongoing. Mr. Sumner commented on a recent request from a Warren Township resident that is involved in a trap/neuter program and would like to possibly come in front of the Board to discuss possibly making some changes to our ordinance in regard to trap and neutering of feral and stray cats.

Health Officer Report: No report at this time.

Correspondence: No correspondence at this time.

Treasurer's Reports: April 2022

April 2022 - Health Receipts	
Receipts for Registrar	\$ 366.00
Health	\$ 525.00
Application Fees	\$ 550.00
Septic and Well	\$ 835.00
Total Health	\$ 2,276.00

April 2022- Animal Control Receipts	
Dog	\$ 584.00
Cats	
Total Animal	\$ 584.00

Total Receipts - April 2022 \$ 2,860.00

April 2022 - Health Disbursements	
	\$ -
Total Health Disbursement	\$ -

April 2022 - Animal Control Disbursements	
State Dog License Fee- April 2022	\$ 36.00
Invoice # 3648 - dead cat disposal (3/16/2022)	\$ 50.00
ACO Contract - April 2022	\$ 2,000.00
Total Animal Control Disbursements	\$ 2,086.00

Total Disbursements - April 2022 \$ 2,086.00

Motion was made by Mr. Riley and seconded by Mr. Plager to approve April 2022 Financial Report as read.

Voice Vote:

All in Favor: Unanimous

Opposed: None

Discussion:

Mr. Plager questioned Mr. Sumner about the ordinance regarding attendance of Board Meetings in Warren Township, more specifically how many meetings is a member allowed to miss and remain an active board member. Another topic that was discussed and should be addressed is the need for all board members to attend the meetings in person versus calling in via a conference call.

Adjournment:

Motion was made by Mr. Riley, seconded by Ms. Valerio to adjourn the meeting at 8:44 pm.

Voice Vote:

All in Favor: Unanimous

Opposed: None

Respectfully submitted,
Patricia Martins
Administrative Secretary
Warren Township Board of Health