

Warren Township Board of Health

June 12, 2013

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Case #1- Continued

are likely to be required. Applicant seeks approval of the subdivision with the understanding that a reappearance before the Board of Health will be required if the proposed septic system(s) requires approval of variances from local ordinance.

Kevin G. Page of Page Engineering, and Mr. Ralph Markham, Applicant/Owner, were present and sworn in to testify.

Mr. Page testified that Mr. Markham bought this property on January 23, 2013 with the intention of subdividing the property and building his new home on the new lot. Mr. Markham approached two of his neighbors and acquired from lot 3, 161 square feet, and from lot 4, 3716 square feet. This made his current lot, 3 acres, so he could subdivide the land into two lots. The existing house will remain. Mr. Markham testified that the original intent was to knock the home down since it had been vacant for 7-10 years, but he decided to renovate the house instead and move into it until the subdivision goes through and then they will build a new house on the new lot and sell the existing house.

Mr. Page testified that the applicant has submitted to the Planning Board, Somerset County Preservation District, and the Board of Health for a minor subdivision. They have performed the soil testing earlier this year, witnessed by the health department, within the wet weather season. A number of tests were performed on the new proposed lot and the existing lot. The existing lot was tested so that anybody who bought the current 3 bedroom house would know that they could expand the septic. The well was also tested. There were some issues with the well. The well showed signs coliform, lead, and iron. A filter and ultraviolet light would need to be installed to fix the problem. Mr. Plager recommended that a well driller be contacted to review the well for the size and depth of the well.

Mr. Plager asked if the existing house had been tested for radon. Mr. Markham testified that he has contacted a company to conduct a radon test and mold test, but he would have to wait till the drywall was complete before it could be tested.

Mr. Riley asked about the condition of the existing septic. The existing septic will only be used for the gray water. A new field will be built for the blackwater system for the existing house.

Mr. Page testified that there are no wetlands on the property and no LOI is needed.

Mr. Page testified that the current well is located near the patio. The plans will be revised to show the well.

Mr. Page testified that perched water conditions exist on the new lot and they are proposing an interceptor drain. The drain will be located above the beds.

Mr. Page testified that the oil tank has already been pulled and the permit is on file in the Township. The house is currently serviced by electric.

Mr. Markham testified that the property has one shed that is located by Route 78. It has no roof and it is about six feet square. Mr. Markham testified that he didn't know what was in the shed, but it is currently empty.

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Mr. Page testified that once they received approval from the Planning Board, the applicant will return to the Health Department with the proposed septic system design plans. He testified that he doesn't feel that any variance would be needed.

Motion was made by Dr. Sarraf second by Mr. Riley to approve the application as presented.

Roll Call:

Dr. DeMarco-	Yes
Mrs. Cooper-	Yes
Dr. Sarraf-	Yes
Mr. Lazo-	Yes
Mr. Riley-	Yes
Mr. Rosenman-	Yes
Ms. Parker-	Yes
Mr. Plager-	Yes

Case #2- 12 June 2013

Brightview at Warren
Block 74, Lots: 7, 8 & 9
Application: Site Plan
Applicant: Shelter Development, LLC
Owner: Estate of Stephanie Koss (Lots 7 & 8); Walter Cyburt
Engineer: Kevin G. Page, Page Engineering Consultants, PC

Kevin G. Page of Page Engineering, was present and sworn in to testify.

Mr. Page testified that the Applicant is returning to the Board of Health for a re-review of a previously approved 106 unit, 122 bed assisted living facility site plan application due to significant changes in the plans approved. Based on Planning Board comments the applicant has revised the previously approved three-story structure to a two-story structure with an area of 89,696 square feet and a different footprint. Per Board of Health Resolution 2013-12 any material change in the development renders the certification null and void, thus requiring a re-review and new certification by the Board of Health. Applicant advises that the new proposal does not change the number of rooms or beds and that the facilities servicing the site will remain unchanged.

Mr. Pages testified that the new plan also increased the number of parking stalls from 53 to 65. The revised proposal incorporated all the fire department's comments and engineering comments. Exiting the site, you will not be allowed to make a left turn on to Mount Bethel Road.

Mrs. Cooper expressed concern over the access to Mount Bethel. People are not going to go down to A&P and loop around. They will try to make an illegal turn to go up the hill.

Mr. Page testified that the dumpster is going to be part of the retaining wall. It will be more than 7 feet high. All the retaining walls have fences to keep the animals out.

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Case #2- Continued

Mr. Page testified that the only variance they requested and received was for the sign. They asked for the same size sign as the office building across the street.

Mr. Page testified that all vegetation 200 feet from the edge of pavement on Sydenham Road would remain.

Motion was made by Mr. Riley second by Dr. DeMarco to approve the application as amended.

Roll Call:

Dr. DeMarco	Yes
Mrs. Cooper-	Abstain
Dr. Sarraf-	Abstain
Mr. Lazo-	Yes
Mr. Riley-	Yes
Mr. Rosenman-	No
Ms. Parker-	Yes
Mr. Plager-	No

Counsel referred to Robert Rules of Order as to the meaning of an abstention. It was determined that it was not a vote. Resolution passed with a 4-2 vote.

Resolution 2013-14

Brightview at Warren

Block 74, Lots: 7, 8 & 9

Application: Site Plan

Applicant: Shelter Development, LLC

Owner: Estate of Stephanie Koss (Lots 7 & 8); Walter Cyburt

Engineer: Kevin G. Page, Page Engineering Consultants, PC

Motion was made by Mr. Riley second by Dr. DeMarco to approved Resolution 2013-14 as read.

Roll Call:

Dr. DeMarco	Yes
Mrs. Cooper-	Abstain
Dr. Sarraf-	Abstain
Mr. Lazo-	Yes
Mr. Riley-	Yes
Ms. Parker-	Yes

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Old Business:

Resolution 2013-15

203 Stirling Road

Block 160, Lot: 3

Application: Minor Subdivision

Owner/Applicant: Mr. Douglas Jamieson

Engineer: Stephen Parker, PE, Parker Engineering & Surveying, PC

Motion was made by Mr. Riley second by Mrs. Cooper to approve resolution 2013-15 as read.

Roll Call:

Dr. DeMarco	Abstain
Mrs. Cooper-	Yes
Dr. Sarraf-	Yes
Mr. Lazo-	Yes
Mr. Riley-	Yes
Mr. Rosenman-	Yes
Ms. Parker-	Abstain
Mr. Plager-	Yes

Counsel left the Board meeting at 8:13pm

Mr. Lazo left the Board meeting at 8:27pm

Middle-Brook Regional Health Commission Report

Mr. Riley started that the last meeting was on April 22, 2013.

There were two flu clinics held last September. There was a significant decrease over the prior year. Revenue was 53% less than what was budgeted for.

The Commission was going to start a voluntary swimming pool inspection program to try to prevent any incidents at residential pools. A summer intern was working on designing a flyer for the program.

Mr. Riley presented a report to the Commission on the Greater Somerset Public Health Partnership meeting which was held on April 4, 2013 at which a number of speakers presented on various topics.

The Commission had a discussion regarding immunization adequacy. Mr. Riley reported on an article concerning the resistance to immunizations and the link to autism. It was also reported that the immunizations given today are more finely developed. They have the same immunization effect, but patients are receiving a lesser dose. The Commission decided out of the discussion to put more information up on their website to encourage residents to get immunizations.

Dr. DeMarco commented that if the people don't get vaccinated, the vaccine doesn't work. People need to be vaccinated to stop the spread of disease.

Mr. Riley stated that the food handler's courses and rabies clinic have been scheduled.

The Commission is working on a new Commission brochure.

Mr. Riley reported that Somerset County had a Measles outbreak.

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Reports of Employees/Health Officer Report

Mr. Sumner reported to the Board that there have been no new developments relative to the sewer proposal from Mr. Page.

Mr. Sumner advised the Board that there is a new procedure for applicants to follow for applications. They will no longer need prior approval from the Sewerage Authority and Board of Health before presenting in front of the Planning Board or Board of Adjustment. They will appear before the Board of Health after approval from Planning or Board of Adjustment. This was approved by the Township Committee in May 2013. Mr. Sumner has asked to see the ordinance. Mr. Sumner is concerned that the Board of Health's input will not heard as it has in the past.

The draft County Health Improvement Plan has been completed as a result of Somerset Medical Center's creation of an organization called Healthier Somerset. This group completed a Behavioral Risk Factor Survey which provides data for the plan. The survey process is complete as well as the assessment and the improvement plan draft was written. The assessment identified seven or eight priority areas. Healthier Somerset Group is going to address two of those areas.

The Commission pool project is complete. A flyer, brochure and checklist were designed so that we can go out to a property and educate property owners on fencing, safety equipment, alarms, testing the pools, etc.

The Commission has been going through a strategic planning process. A draft vision, mission, set of values, and the four identified strategic priorities have been incorporated into the Strategic Plan. The document also contains a number of very specific objectives and tasks to move us toward reaching those priorities. The plan will be presented for approval at the Commission meeting on June 24.

Mr. Sumner stated that budget reductions at the federal level that have been impacting public health. It is not impacting the Commission directly since they do not receive any federal funding. It is impacting the State significantly. The CDC has seen millions of dollars of reduced funding.

Financial Reports:

Treasurer's Report: Receipts – March, 2013

Receipts for Registrar:	\$246.00
Health	\$325.10
Application Fees	\$0.00
Septic and Well	<u>\$785.00</u>
Total Health	\$1356.10
Dogs	\$560.00
Cats	<u>\$273.00</u>
Total Animal	\$833.00
Grand Total:	<u>\$2,189.10</u>

Disbursements: March, 2013

Health:	
Brother Laser Printer	\$378.73
Registration Food Inspection Course- Donna Ostman	\$40.00
Printer Ink	<u>\$342.90</u>
Total Health Disbursement March, 2013	\$761.63

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Animal Control:

Animal Control Officer Pager	\$4.48
State Dog License Fee- March	<u>\$57.00</u>
Total Animal Control Disbursements	\$61.48

Total Disbursements – March, 2013 **\$823.11**

Treasurer’s Report: Receipts – April, 2013

Receipts for Registrar:	\$244.00
Health	\$318.05
Application Fees	\$0.00
Septic and Well	<u>\$540.00</u>
Total Health	\$1,102.05

Dogs	\$383.00
Cats	<u>\$83.00</u>
Total Animal	\$466.00

Grand Total: **\$1,568.05**

Disbursements: April, 2013

Health:	
Retrievex file storage- Maint Fee	\$233.29
1 st Quarter Marriage License Report	<u>\$125.00</u>
Total Health Disbursement April, 2013	\$358.29

Animal Control:

Animal Control Officer Pager	\$4.48
State Dog License Fee- April	<u>\$28.20</u>
Total Animal Control Disbursements	\$32.68

Total Disbursements – April, 2013 **\$390.97**

Treasurer’s Report: Receipts – May, 2013

Receipts for Registrar:	\$536.00
Health	\$740.30
Application Fees	\$375.00
Septic and Well	<u>\$195.00</u>
Total Health	\$1,846.30

Dogs	\$105.00
Cats	<u>\$0.00</u>
Total Animal	\$105.00

Grand Total: **\$1951.30**

Disbursements: May, 2013

Health:	
Date Stamper / Ink	<u>\$60.45</u>
Total Health Disbursement May, 2013	\$60.45

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Animal Control:

Rabies Clinic Supplies/ Professional Services	\$108.08
Animal Control Officer Pager	\$4.48
State Dog License Fee- May	<u>\$9.60</u>
Total Animal Control Disbursements	\$122.16

Total Disbursements – May, 2013 **\$182.61**

Motion was made by Mr. Riley second by Mr. Rosenman to approve the Treasurer's Reports of March, April and May 2013 as amended.

Voice Vote:

In Favor: Dr. DeMarco, Mrs. Cooper, Dr. Sarraf, Mr. Riley, Mr. Rosenman, Ms. Parker,
Mr. Plager

Opposed: None

Abstentions: None

Adjournment:

Motion was made by Mr. Rosenman second by Mrs. Cooper to adjourn the meeting at 9:02 pm. Motion carried by unanimous voice vote.

Respectfully submitted,

**Barbara Streker, Clerk, Warren
Township Board of Health**