

**WARREN BOARD OF HEALTH
MINUTES
May 13, 2015 – 7:00 P.M.
2ND FLOOR CONFERENCE ROOM – MUNICIPAL BUILDING
46 MOUNTAIN BOULEVARD, WARREN**

Call to Order: The regular public meeting of the Warren Township Board of Health was called to order at 7:00 p.m. by Mr. Plager, Chairman

Flag Salute

The Opening Statement: Adequate notice of this meeting was given on February 12, 2015 by posting a copy on the Township Bulletin Board sending a copy to the Township Clerk, Echoes Sentinel and Courier News as required by the Open Public Meetings Act. We plan to adjourn no later than 10:00 P.M.

Roll Call:

Dr. DeMarco-	Present	<u>Alternate #1</u>	
Mrs. Cooper-	Present	Mr. Rosenman-	Absent
Mr. Morlino-	Absent	<u>Alternate #2</u>	
Dr. Sarraf-	Present	Mrs. Dealaman-	Absent
Mr. Lazo-	Absent		
Mr. Riley-	Absent	Mr. Plager-	Present

Privilege of the Floor:

Approval of Minutes: April 8, 2015

Motion was made by Mrs. Cooper second by Dr. Sarraf to approve the April 8, 2015 minutes as presented.

Voice Vote:

In Favor: Dr. DeMarco, Mrs. Cooper, Dr. Sarraf, Mrs. Dealaman, Mr. Plager

Opposed: None

Abstentions: None

Correspondence: Please See Correspondence File

Old Business: None

New Business:

Case # 1 – May 13, 2015

152 Liberty Corner Road

Block 11, lots 3 & 4.01

Application: Minor Subdivision, Site Plan, and Variance from BOH Solid Waste Code

Applicant: Martinsville Road Realty II, LLC

Owner: Martinsville Road Realty II, LLC

Attorney: Richard Schkolnick, Esq.; Brown, Moskowitz & Kallen

Engineer: Ferreiro Engineering Inc.

**Warren Township Board of Health
May 13, 2015
Page 2**

Case # 1 – May 13, 2015 (Continued)

Applicant proposes to subdivide lot 3 by deeding 0.4126 acres to adjoining lot 4.01. Applicant further proposes to convert the existing residential structure on lot 3 into a commercial office building to be served by public water (as evidenced by a letter from NJ American Water dated April 2, 2015) and public sewers (as evidenced by Warren Township Sewerage Authority Resolution No. 15-36). The applicant has provided a NJDEP Letter of Interpretation dated Jan 13 2015.

Brian Silbert, Manager of 152 Liberty Martinsville Road Realty II LLC., was present and sworn in to testify.

Mr. Plager stated that Mr. Silbert is not an Engineer and cannot answer any technical questions.

Mr. Silbert testified that this property is zoned residential and office. This application has already received approval from Planning Board and Sewer Authority. The current owner of the property still resides in the dwelling that is planned to be demolished. Mr. Silbert testified that the septic system on lot 4.01 will be abandoned according to state and local law. Mr. Silbert testified that he has the completed septic abandonment paperwork for the septic system that was on lot 3. Mr. Sumner asked that he submit that to the Board of Health.

Mr. Silbert testified that he plans to subdivide the back part of lot 3 and add it to lot 4.01. He has received an LOI for the stream on lot 3.

Mr. Silbert testified that Warren Township has a conservation easement along the side of Lot 3.

Mr. Silbert testified that the garbage for the building will be kept inside. There will be no dumpster. A variance is being requested.

Mr. Silbert testified that the property will be served by public water and that there are no wells on the property.

Mr. Sumner asked about the oil spill that was on lot 4.01. Mr. Silbert testified that the spill was not on lot 4.01, but next door at 150 Liberty Corner Road (lot 4.02). He submitted the No further action letter and a limited Groundwater Impact Assessment as "Exhibit A1 & A2" into evidence showing there has been no impact to groundwater detected at either lot.

Motion was made by Dr. Sarraf, second by Mrs. Cooper to approve the application as presented.

Roll Call:

Dr. DeMarco-	Yes
Mrs. Cooper-	Yes
Dr. Sarraf-	Yes
Mrs. Dealaman-	Yes
Mr. Plager-	Yes

**Warren Township Board of Health
May 13, 2015
Page 3**

Case # 2 – May 13, 2015

28 Mountain Blvd.

Block 90, lot 3

Application: Site Plan and Variance from Board of Health Solid Waste Code

Owner/Applicant: 28 Mt. Blvd. LLC

Attorney: Richard Sasso, Esq.

Engineer: Fisk Associates, PE

Applicant proposes to convert an existing house from residential use to a medical office and construct a new building of 3627 square feet for professional/medical offices. Property is to be served by public water (as evidenced by a letter from NJ American Water dated April 26, 2015) and public sewer (as evidenced by Resolution No. 15-34 from Warren Township Sewerage Authority). Applicant is requesting relief from the Board of Health Solid Waste Code in order decrease the dumpster area from the required 20-foot length to 18 feet. Applicant has submitted a letter dated May 1, 2015 stating there are no known wells, septic systems or other environmental conditions on the site, but if discovered they will be addressed. Applicant has submitted a NJDEP Letter of Interpretation for a wetlands transition area at the rear of the property.

Bob Gazzale, PE., Fisk Associates and Robert Berlant, Owner 28 Mt. Blvd LLC, were present and sworn in to testify.

Mr. Gazzale testified that the current structure on the property will be renovated for a dental office. The new dwelling to be built to the rear will be for professional/ medical offices.

Mr. Gazzale testified that the applicant is requesting a variance for the dumpster. They are proposing a 10x18 foot structure with 7-foot high masonry walls.

The Board asked why the dumpster angle could not be rotated so that a variance would not be needed. Mr. Gazzale testified that could be an option and agreed to rotate the dumpster.

Mr. Berlant testified that the dumpster would be next to the building in the back.

The Board asked if a garbage truck would be able to access the location of the dumpster. Mr. Berlant testified that the garbage truck will have no problem.

The Board questioned the location of the driveway. Mr. Berlant testified that the previous owner has an easement for access to the building next door in the driveway location. It made sense to keep the driveway where it is.

Mr. Berlant testified that his property does not have any wetlands on it, but does have a wetlands buffer that he has applied to NJDEP for a permit to fill in.

Motion was made by Mrs. Cooper second by Mr. Plager to approve the site plan application with the alteration of dumpster opening to be reconfigured to make it standard size so no variance is needed.

**Warren Township Board of Health
May 13, 2015
Page 4**

Roll Call:

Dr. DeMarco-	Yes
Mrs. Cooper-	Yes
Dr. Sarraf-	Yes
Mrs. Dealaman-	Yes
Mr. Plager-	Yes

Middle-Brook Regional Health Commission Report

Mr. Sumner stated that there has been no Commission meeting since our last Board meeting. The next Commission meeting is scheduled for June 1, 2015

Reports of Employees/Health Officer Report

Mr. Sumner stated that there has been no action on the bills related to the Legislation Clarifying Exemptions from Mandatory Immunizations for Students. Mr. Sumner stated that he sent copies of our resolution and received two responses back. Responses were mixed, but all appreciative of the Board voicing their opinion.

The Township's Right to Know Survey has been updated and filed with the state.

The revised Massage Therapy Ordinance has had positive feedback. All establishments are licensed but two.

Mr. Sumner informed the Board that he would like to have a June meeting. A date still needs to be decided on.

Financial Reports:

Treasurer's Report: Receipts –February 2015

Receipts for Registrar:	\$196.00
Health	\$1910.00
Application Fees	\$0.00
Septic and Well	<u>\$430.00</u>
Total Health	\$2,536.00
Dogs	\$1,814.00
Cats	<u>\$196.00</u>
Total Animal	\$2,010.00
Grand Total:	<u>\$4,546.00</u>

**Warren Township Board of Health
May 13, 2015
Page 5**

Disbursements: February 2015

Health:	
BOH Special Meeting notice	\$51.72
Registrar Mid State 2015 Membership	\$30.00
A-Z Tabs	\$10.55
1 st Quarter –Middle-Brook Regional Health Commission	\$28,373.25
QPA Exam- Barbara Streker	\$150.00
Total Health Disbursement February 2015	\$2,615.52

Animal Control:

State Dog License Fee- February	\$144.00
Total Animal Control Disbursements	\$144.00

Total Disbursements – February 2015 **\$28,759.52**

Motion was made by Dr. Sarraf, second by Mr. Plager to approve the February 2015 Treasurer's report as read.

Voice Vote:

In Favor: Dr. DeMarco, Mrs. Cooper, Dr. Sarraf, Mrs. Dealaman, Mr. Plager

Opposed: None

Abstentions: None

Treasurer's Report: Receipts – March 2015

Receipts for Registrar:	\$146.00
Health	\$875.30
Application Fees	\$175.00
Septic and Well	\$660.00
Total Health	\$1,856.30
Dogs	\$679.00
Cats	\$182.00
Total Animal	\$861.00

Grand Total: **\$2,717.30**

Disbursements: March 2015

Health:	
Prof Services- Legal	\$3,000.00
Total Health Disbursement March 2015	\$3,000.00

Animal Control:

State Dog License Fee- March	\$51.00
Total Animal Control Disbursements	\$51.00

Total Disbursements –March 2015 **\$3,051.00**

**Warren Township Board of Health
May 13, 2015
Page 6**

Motion was made by Mr. Plager, second by Dr. Sarraf to approve the March 2015 Treasurer's report as read.

Voice Vote:

In Favor: Dr. DeMarco, Mrs. Cooper, Dr. Sarraf, Mrs. Dealaman, Mr. Plager

Opposed: None

Abstentions: None

Treasurer's Report: Receipts – April 2015

Receipts for Registrar:	\$354.00
Health	\$980.10
Application Fees	\$525.00
Septic and Well	<u>\$505.00</u>
Total Health	\$2,364.10
Dogs	\$277.00
Cats	<u>\$38.00</u>
Total Animal	\$315.00
Grand Total:	<u>\$2,679.10</u>

Disbursements: April 2015

Health:

Typewriter Ribbon	<u>\$19.24</u>
Total Health Disbursement April 2015	\$19.24

Animal Control:

State Dog License Fee- April	<u>\$30.00</u>
Total Animal Control Disbursements	\$30.00

Total Disbursements –April 2015	<u>\$49.24</u>
--	-----------------------

Motion was made by Mr. Plager, second by Dr. Sarraf to approve the April 2015 Treasurer's report as read.

Voice Vote:

In Favor: Dr. DeMarco, Mrs. Cooper, Dr. Sarraf, Mrs. Dealaman, Mr. Plager

Opposed: None

Abstentions: None

**Warren Township Board of Health
May 13, 2015
Page 7**

Adjournment:

**Motion was made by Dr. Sarraf second by Mrs. Cooper to adjourn the meeting at 8:05pm.
Motion carried by unanimous voice vote.**

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