

**WARREN BOARD OF HEALTH
MINUTES
May 10, 2017– 7:00 P.M.
2ND FLOOR UNION VILLAGE 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 7:02pm by Malcom Plager, Chairman/President.

Flag Salute

The Opening Statement: Adequate notice of this meeting was given on January 27, 2017 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-	Absent	<u>Alternate #1</u>	
Mrs. Cooper-	Present	Mr. Rosenman-	Present
Mr. Morlino-	Absent	<u>Alternate #2</u>	
Dr. Sarraf-	Present	Ms. Burger-	Absent
Mr. Lazo-	Present		
Mr. Riley-	Present	Mr. Plager-	Present

Privilege of the Floor: None

Correspondence: Please See Correspondence File

New Business:

Fredi Pearlmutter Counsel for the Board recused herself from case 1.

Timothy Beck, Esq., of DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis & Lehrer, PC was present as counsel to the Board for case 1.

Ms. Pearlmutter left the meeting at 7:04pm.

- **Case 1**
Gregory Lane
Block 50, Lot 2, 5, 6 & 7
Application: Major Subdivision
Owner/ Applicant: Dr. Mohammad and Catherine Sarraf
Engineer: Kevin G. Page of Page-Mueller Engineering Consultants, P.C.
Attorney: Joseph Murray, Esq. of Schiller & Pittenger

Applicant proposes to subdivide the above referenced property consisting of 32.259 acres into nine residential lots. The facility will be served by public sewer as evidenced by Warren Township Sewerage Authority Resolution 17-33 and public water.

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Case 1- Continued

Catherine Mueller, PE, of Page-Mueller Engineering Consultants and Dr. Mohammad Sarraf, Owner/Applicant were present and sworn in to testify.

Ms. Mueller testified there are two existing septic systems on the property that will be abandoned in accordance with law. There are also three wells on the property. All will be abandoned in accordance with law. All new lots will be serviced by public sewer and public water. Ms. Mueller stated that the property has a conservation easement for the wetlands on the property.

Ms. Mueller testified that the current house on the lake is rented and is to remain and will be renovated.

Dr. Sarraf testified that the property currently has a barn that will be demolished. The barn was used to house sheep, cows, and a donkey. Dr. Sarraf testified that to the best of his knowledge the property has no environmental concerns associated with it.

Motion was made by Mrs. Cooper with second by Mr. Rosenman to approve the application as presented.

Roll Call:

Mrs. Cooper-	Yes
Dr. Sarraf-	Recused
Mr. Lazo-	Yes
Mr. Riley-	Yes
Mr. Rosenman-	Yes
Mr. Plager-	Yes

Ms. Pearlmutter returned to the meeting at 7:20pm. Mr. Beck left the meeting at 7:20pm

- **Case 2**
King George Road
Warren Corporate Center
Block 37, Lots 13.02, 13.03, 13.04, 13.05, 13.07
Application: Minor Subdivision and Site Plan
Owner/ Applicant: WCC Investors, LLC
Engineer: Grayson Murray, PE of Bohler Engineering
Attorney: Steven J. Schaffer, Esq. of Burn and Schaffer

Applicant proposes to subdivide the above referenced property consisting of 167.37 acres for the purpose of constructing an amenities facility. The facility will be serviced by public sewer as evidenced by Warren Township Sewerage Authority Resolution 17-19 and public water. The amenity building is proposed to be 18,225 square feet and to contain a basketball gym, fitness center, and food service area.

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Case 2- Continued

Nicole Magdziak, Esq. of Day Pitney, Ben Crowder, PE of Bohler Engineering and Chris Galipo of Vision Real Estate Partners were present. Mr. Crowder and Mr. Galipo were sworn in to testify.

Mr. Crowder testified that the current property has 5 independent buildings with their own parking garages attached. The proposed property lighting will be facing downward and would not affect surrounding properties. The new amenities facility being proposed will be constructed into the existing grade with a parking garage attached and will have a green lawn roof. The facility would be serviced by public water and sewer. The amenities facility will have a supervised staff and be open between 7am-6pm. The amenities facility is to have a proposed retail food establishment with 266 seats inside and seating outside as well. They plan to serve between 2000-3000 meals a day.

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

Roll Call:

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

Mr. Lazo left the meeting at 7:35pm

- **Resolution 2017-11- Award of Contract- Board of Health Attorney**

Motion was made by Mrs. Cooper with second by Dr. Sarraf to approve Resolution 2017-11 as read.

Voice Vote:

In Favor Mrs. Cooper, Dr. Sarraf, Mr. Rosenman, Mr. Plager

Opposed: None

Abstentions: Mr. Riley

Approval of Minutes: March 8, 2017

Motion was made by Mrs. Cooper with second by Mr. Riley to approve the March 8, 2017 as amended.

Voice Vote:

In Favor Mrs. Cooper, Dr. Sarraf, Mr. Riley, Mr. Rosenman, Mr. Plager

Opposed: None

Abstentions: None

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- **Township Ordinance 2017-08 (Discussion Only)**

Kevin advised the Board that the Township Committee is planning the adopt Ordinance 2017-08 that changes application procedures for Planning Board/ Zoning/ Sewer and Board of Health at its meeting on May 18.

Mr. Sumner stated that applications for land development that are to be served by public water and public sewer will no long need to come before the Board of Health for review and approval. Approval can be granted by the Health Officer.

Mr. Sumner stated that the ordinance is missing key language requiring an application to the health department for review and he will be addressing that with Mr. Lehrer, Township Counsel.

Old Business:

Middle-Brook Regional Health Commission Report

Mr. Riley presented the Commission report to the Board. He stated that the Commission is having problems with Bound Brook over the approved budget assessment. The Administrator is currently looking for a proposal from the County for services. The current Middle-Brook inspector was reduced from full-time to part-time to save costs to Bound Brook.

The State Health Department is having a meeting on May 17, 2017 to discuss Zika.

The State budgeted \$10 million dollars to be allocated to local health departments for lead investigations in their budget.

The Commission is currently working on updating their insurance and is hoping to get into a Joint Insurance Fund (JIF) to decrease costs.

The Visiting Nurse Association contract was approved for 2017.

Jean Ross, a former Commission employee who recently passed away, had a donation in her name made by the Commission to the Middlesex Boro Rescue Squad, as per the family request.

The Food Handler's Course for local businesses is being prepared and will be scheduled shortly.

The Annual Commission meeting will be held on May 15, 2017.

Reports of Employees/Health Officer Report

Mr. Sumner stated that the first year of the four-year Culture of Health Grant is complete and a blueprint for action has been written and submitted to the funders. The grant is for \$50,000/year. The grant is focused around Bound Brook and South Bound Brook.

Green Brook Township will be having a farmers market on Tuesdays starting June 12 located at the Green Municipal Complex. Hours of the market will be 3pm-7pm.

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Financial Reports:

Treasurer's Report: Receipts – March 2017

Receipts for Registrar:	\$358.00
Health	\$1,204.20
Application Fees	\$350.00
Septic and Well	<u>\$490.00</u>
Total Health	\$2,402.20
Dogs	\$468.00
Cats	<u>\$149.00</u>
Total Animal	\$617.00
Grand Total:	<u>\$3,019.20</u>

Disbursements: March 2017

Health:

1 st Quarter Middlebrook	\$30,503.25
Legal Fees Board Attorney February- Fredi Pearlmutter	\$74.00
QPA Certificate- Barbara Streker	\$25.00
QPA Exam Reimburse- Barbara Streker	\$150.00
Spring Meeting and 2017 Registration- Mid State Registrar Assoc. (Barbara Streker)	\$30.00
Fireproof Filing Cabinet for Registrar	<u>\$675.00</u>
Total Health Disbursement March 2017	\$31,457.25

Animal Control:

2017 State Dog License Fee- March	<u>\$31.20</u>
Total Animal Control Disbursements	\$31.20

Total Disbursements – March 2017 **\$31,488.45**

Treasurer's Report: Receipts –April 2017

Receipts for Registrar:	\$490.00
Health	\$25.00
Application Fees	\$325.00
Septic and Well	<u>\$200.00</u>
Total Health	\$1,040.00
Dogs	\$320.00
Cats	<u>\$14.00</u>
Total Animal	\$334.00
Grand Total:	<u>\$1374.00</u>

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Disbursements: April 2017

Health:

1 st Quarter Marriage Fees (16 @ \$25.00 each)	\$400.00
Legal Fees Board Attorney March- Fredi Pearlmutter	\$388.50
Registrar binder, Registrar binder tabs, Minute paper	\$128.50
Total Health Disbursement April 2017	\$917.00

Animal Control:

State Dog License Fee- April	\$19.80
Total Animal Control Disbursements	\$19.80

Total Disbursements – April 2017	<u>\$936.80</u>
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Adjournment:

Motion was made by Mrs. Cooper second by Dr. Sarraf to adjourn the meeting at 8:12pm. Motion carried by unanimous voice vote.

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