

**WARREN BOARD OF HEALTH  
MINUTES  
November 9, 2016– 7:00 P.M.  
2<sup>ND</sup> FLOOR CONFERENCE ROOM – MUNICIPAL BUILDING  
46 MOUNTAIN BOULEVARD, WARREN**

**Call to Order:** The meeting of Warren Township Board of Health was called to order at 7:06pm by Mr. Malcom Plager, Chairman

**Flag Salute**

***The Opening Statement: Adequate notice of this meeting was given on January 14, 2016 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-	Present
Mr. Morlino-	Absent	<u>Alternate #2</u>	
Dr. Sarraf-	Absent	Ms. Burger-	Present
Mr. Lazo-	Present		
Mr. Riley-	Present	Mr. Plager-	Present

**Privilege of the Floor:       None**

**Approval of Minutes:       September 28, 2016**

**Motion was made by Mrs. Cooper second by Mr. Riley to approve the September 28, 2016 minutes.**

**Voice Vote:**

**In Favor:**       Mrs. Cooper, Mr. Riley, Mr. Rosenman, Ms. Burger, Mr. Plager

**Opposed:**       None

**Abstentions:** Dr. DeMarco, Mr. Lazo

**Correspondence:           Please See Correspondence File**

**New Business:**

**Fredi Pearlmutter, Counsel to the Board of Health, recused herself from Case 1 and left the room.**

**Case #1**

Temple Har Shalom

104 Mount Horeb Road

Block 55, Lot 5

Application: Site Plan and Variance from Ordinance BH:7-5(c)

Owner/Applicant: Temple Har Shalom

Engineer: Ferriero Engineering, Inc.

Attorney: Bryan D. Plocker, Esq., Hutt & Shimanowitz

**Warren Township Board of Health  
November 9, 2016  
Page 2**

**Case #1 Continued**

Mr. David Hutt, Esq., of Hutt & Shimanowitz, and Eric Harvitt, resident at 20 Sandlewood Drive-Warren and Member of Temple Har Shalom was present. Mr. Riley, Esq. swore in Mr. Harvitt to testify.

Mr. Hutt stated that this property is served by public water and sewer, and that the applicant has submitted a statement from the engineer that the proposed improvements are not located in any state regulated wetland areas.

Mr. Harvitt, testified that this application for Temple Har Shalom proposes to expand the existing property for the purpose of installing an elevator on the outside of the building for senior and handicapped member access. Mr. Harvitt also testified that the existing walkways at the front of the building will be improved.

Mr. Harvitt testified that based on approvals from the Township Board of Adjustment (Resolution BA 16-07) and concerns expressed from neighbors at the Board of Adjustment meeting the Temple is seeking relief from the size requirements for the solid waste storage area. They are proposing to leave the dumper in the same location at the same current size, but install new gates in the front. The neighbors' issue was more the sounds of the trucks and the time of garbage pickup, than the garbage dumpster itself. Mr. Harvitt testified that he has spoken to the garbage company about moving the time of the scheduled pickup to later in the morning.

**Motion was made by Mrs. Cooper second by Mr. Riley to approve the application as presented.**

**Roll Call:**

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

**Resolution 2016-17**

Temple Har Shalom  
104 Mount Horeb Road  
Block 55, Lot 5  
Application: Site Plan and Variance from Ordinance BH:7-5(c)  
Owner/Applicant: Temple Har Shalom  
Engineer: Ferriero Engineering, Inc.  
Attorney: Bryan D. Plocker, Esq., Hutt & Shimanowitz

**Warren Township Board of Health  
November 9, 2016  
Page 3**

**Motion was made by Mrs. Cooper second by Mr. Riley to approve Resolution 2016-17 as read.**

**Roll Call:**

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

**Ms. Burger left the meeting  
Counsel returned to the meeting.**

**Case #2**

7 Brookside Drive  
Block 60, Lot 44  
Application: Minor Subdivision  
Applicant: Warren Construction  
Owner: Under contract to purchase  
Engineer: Robert Gazzale, PE, LS; Fisk Associates, PA  
Attorney: Joseph Sordilla, Esq.

Mr. Joseph Sordillo, Esq. of McElroy, Deutsch, Mulvaney & Carpenter LLP, and Anthony Paoello, of Warren Construction, were present. Mr. Paoello was sworn in to testify.

Mr. Sordillo stated that the applicant proposes to subdivide the above referenced property consisting of 13.7277 acres to create two (2) lots of 4.6040 acres and 8.9358 acres, respectively. The application has already received approval from the Planning Board. The existing house with the septic is to remain until a new house is constructed in its place. The current septic will be abandoned in accordance with law after the house is demolished and a new house is built in its place. A separate new house will be constructed on the new proposed lot. Each lot will be served by public sewer as evidenced by Warren Township Sewerage Authority Resolution 16-99. The current well will remain with the existing house, and a new well will be drilled for the new lot.

Mr. Plager shared with the Board an aerial photo of the property marked into evidence (Exhibit 1) he got off the web. He did drive by the site. Mr. Sordillo stated that Mr. Paoello lives at the rear of this subject property. He has no knowledge of what the white mass is in the picture. All the current structures are clearly seen in the photo. Mr. Paoello testified that most of the property was a tree farm.

Mr. Paoello, testified that the current shed on the property is empty. The three and half car garage on the property is to remain on the property.

Mr. Paoello testified that the feeder stream is not located on this property, but the property does have a conservation easement for the wetlands.

**Case #2 (Continued)**

Mr. Sumner stated that the LOI for this property was dated June 2004 and had an automatic extension until June 2016. It is not valid anymore, but the applicant had his wetlands specialist who did the original delineation for the LOI, go back out to the site in October and he has verified that there has been no changes to the wetlands. According to the plans, they do not need any environmental permits.

Mr. Plager asked about the flood hazard line in relation to the new dwelling. Mr. Paoello testified that the house will be built outside the flood hazard area.

Mr. Paoello also testified that the access bridge to the property will remain in place and that it can support a fire truck.

Mr. Sordillo stated they also agreed to comply with submitting evidence of the water test and that the existing onsite sewage system will be pumped and abandoned as required by law upon demolition of the house it serves.

Mr. Riley asked if the existing house will be connected to public sewer in the interim until the new house is built. Mr. Paoello testified no, the existing house will stay connected to septic and the current well until the new dwelling is built at which time the septic will be abandoned.

Mr. Sumner stated he has no information on the current condition of the septic on the property. If it is to remain, a certification that the system is working properly must be submitted.

**Motion was made by Mr. Riley second by Mrs. Cooper subject to a letter being submitted by the applicant clarifying the intended actions with the existing house and subject to an inspection of the existing onsite sewage disposal system verifying it is working properly.**

**Roll Call:**

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

A resident, Karen McGonnel, attended the meeting to address the Board regarding a situation on her property. Ms. McGonnel stated that she has been working with Donna Ostman in the Health Department and she advised her to attend the Board of Health meeting.

Ms. Karen McGonnel lives on Stiles Road since 1964 and her well has currently gone dry. She is asking the Board if they know of any grants or anything for a resident with low income. She currently lives on Social Security and does not have the money to drill a new well. Ms. McGonnel advised the Board that she currently has no heat either because of the well.

Mr. Sumner stated that he is aware of the situation and a Girl Scout troop in town that has been working to help Ms. McGonnel. They have identified a well driller who did work on a neighboring property with a similar problem.

**Warren Township Board of Health**  
**November 9, 2016**  
**Page 5**

They are arranging to 'fracture' Ms. McGonnel's well. Mr. Sumner will advise Donna to reach out to Ms. McGonnel in the morning.

Mr. Sumner advised the Board that Warren Health Department has tried to reach out to the Somerset County Office on Aging and United Way and they have no programs that handle this type of situation.

Ms. McGonnel stated she has even contacted New Jersey American Water and had no luck.

Mr. Sumner stated that they are going to try to fracture the well by blasting out the bottom. Ms. McGonnel stated her well is about 50 feet deep.

Mr. Sumner stated he would keep the Board updated on this case.

**Mr. Lazo left the meeting at 8:20pm**

**Old Business:**

**Resolution 2016-18**

38 Hillcrest Road

Block 207, Lot 5

Application: Minor Subdivision

Owner/Applicant: John & Lisa Walters

Engineer: Kevin Page, PE of Page-Mueller Engineering Consultants, PC

Attorney: Jay Bohn, Esq.

**Motion was made by Mr. Riley second by Mrs. Cooper to approve Resolution 2016-18 as read**

**Roll Call:**

Dr. DeMarco-	Abstain
Mrs. Cooper-	Yes
Mr. Riley-	Yes
Mr. Rosenman-	Yes
Mr. Plager-	Yes

**• Records Retention and Disposition Schedule- Discussion**

Mr. Sumner advised the Board that the other Boards in Warren Township hold their tapes no more than a year. (Planning Board is one year, Board of Adjustment is 90 days, Recreation and Sewerage Authority are 90 days). Counsel has researched and confirmed there is nothing to require us to hold more than 1 year.

The Board had a discussion on the time period they felt the tapes should be kept. Mrs. Cooper suggested only as long as they are needed. Mr. Riley liked the idea of a complete record and having all the tapes. Mr. Rosenman wants to keep them longer than 1 year. Dr. DeMarco says keep them until we are forced to throw them out. Mr. Plager wants to get rid of them after 1 year.

**Motion was made by Mr. Riley second by Mr. Rosenman to keep the tapes until the Board of Health is required to dispose.**

**Roll Call:**

Dr. DeMarco-	Yes
Mrs. Cooper-	No
Mr. Riley-	Yes
Mr. Rosenman-	Yes
Mr. Plager-	No

**Reports of Employees/Health Officer Report & Middle-Brook Regional Health Commission Report**

Mr. Riley stated the last Commission meeting was October 3, 2016. There was discussion about Workers' Compensation premiums and that the Commission currently has no separate general liability insurance policy.

A NJDOH accreditation grant was used to prepare a performance management system. The project has been completed and Middle Brook employees are starting to add the data into the system.

An intern with the Commission prepared standard operation procedures for different types of inspections and activities. The purpose of all this work is to improve operations and move toward our goal of accreditation.

A "culture of health" grant was received that was funded by Robert Wood Johnson Foundation and involves the Commission and others working toward creating a culture of health. It is focused in Bound Brook and South Bound Brook.

A Health Community grant was also received that is focused in Green Brook, North Plainfield, and Bridgewater.

The Commission had a discussion on complete streets, which focuses on making a town healthier through bicycle and pedestrian safety.

The Health Officer informed the Commission that the State has released the guidance for lead testing in Schools. It requires the testing of all fixtures in every school.

The Commission approved the purchase of a vehicle to replace the 2005 Dodge Caravan with 180,000 miles. The Commission approved the purchase of a Ford Explorer. This vehicle is furnished through the New Jersey State Contract.

Warren Township Board of Health  
November 9, 2016  
Page 7

**Financial Reports:**

**Treasurer's Report: Receipts –September 2016**

Receipts for Registrar:	\$694.00
Health	\$126.30
Application Fees	\$0.00
Septic and Well	<u>\$185.00</u>
<b>Total Health</b>	<b>\$1,005.30</b>
Dogs	\$159.00
Cats	<u>\$7.00</u>
<b>Total Animal</b>	<b>\$166.00</b>
<b>Grand Total:</b>	<b><u>\$1,171.30</u></b>

**Disbursements: September 2016**

**Health:**

**Total Health Disbursement September 2016** **\$0.00**

**Animal Control:**

State Dog License Fee- September \$9.60  
**Total Animal Control Disbursements** **\$9.60**

**Total Disbursements – September 2016** **\$9.60**

**Treasurer's Report: Receipts –October 2016**

Receipts for Registrar:	\$474.00
Health	\$100.05
Application Fees	\$0.00
Septic and Well	<u>\$435.00</u>
<b>Total Health</b>	<b>\$1,009.05</b>
Dogs	\$125.00
Cats	<u>\$0.00</u>
<b>Total Animal</b>	<b>\$125.00</b>
<b>Grand Total:</b>	<b><u>\$1,134.05</u></b>

**Disbursements: October 2016**

**Health:**

Registrar seminar- Barbara Streker \$15.00  
3<sup>rd</sup> quarter Marriage License (28 Licenses @ \$25 each) \$700.00  
RPPS Renewal- Barbara Streker \$25.00  
**Total Health Disbursement October 2016** **\$740.00**

**Animal Control:**

State Dog License Fee- October \$7.80  
**Total Animal Control Disbursements** **\$7.80**

**Total Disbursements – October 2016** **\$747.80**

**Warren Township Board of Health  
November 9, 2016  
Page 8**

**Motion was made by Mr. Riley second by Mrs. Cooper to approve the Financial Report of September and October 2016 as amended.**

**Voice Vote:**

**In Favor:** Dr. DeMarco, Mrs. Cooper, Mr. Riley, Mr. Rosenman, Mr. Plager

**Opposed:** None

**Abstentions:** None

**The Board decided to have a special meeting on December 14, 2016 at 7pm.**

**Adjournment:**

**Motion was made by Mr. Rosenman second by Mr. Riley at adjourn the meeting at 8:45pm. Motion carried by unanimous voice vote.**

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