

MINUTES

PRESENT: M. DeSapio
T. Kratzer
R. Phillips
S. Zdepski

ABSENT: S. Trstensky

CALL TO ORDER

The meeting was called to order at 8:02 PM by M. DeSapio.

NOTIFICATION

In order to ensure full public participation at this meeting, all members of this Board, and members of the public are requested to speak only when recognized by the Chair so that there is no simultaneous discussion or over-talk, and further, all persons are requested to utilize the microphones which are provided for your use by the Township. Your cooperation is appreciated.

Notification of the time, date and place of this meeting has been published in the Delaware Valley News and Express Times and sent to the Hunterdon County Democrat, and has been posted in the Kingwood Township Municipal Building at least 48 hours prior to this meeting and has been filed with the Municipal Clerk.

NEW AND PENDING MATTERS

Nomination of Chairperson

M. DeSapio was nominated as Chairperson for 2006 by S. Zdepski, seconded by R. Phillips.

It was moved by S. Zdepski, seconded by R. Phillips and carried to close the nominations. All members present voted **AYE**.

Nomination of Vice Chairperson

R. Phillips was nominated as Vice Chairperson for 2006 by S. Zdepski, seconded by T. Kratzer.

It was moved by S. Zdepski, seconded by M. DeSapio and carried to close the nominations. All members present voted **AYE**.

Approval of Meeting Dates

It was moved by S. Zdepski, seconded by M. DeSapio and carried to approve the following meeting dates for 2006:

March 6, 2006

August 7, 2006

April 3, 2006	September 18, 2006
May 1, 2006	October 2, 2006
June 5, 2006	November 6, 2006
July 17, 2006	December 4, 2006

All members present voted **AYE**.

Designation of Newspaper

It was moved by S. Zdepski, seconded by M. DeSapio and carried to designate the Delaware Valley News as the official paper of the Kingwood Township Board of Health, with the Express Times and Star Ledger as alternates. All members present voted **AYE**.

Approval of Minutes

It was moved by S. Zdepski, seconded by R. Phillips and carried to approve the minutes of November 7, 2005 and place on file. All members present voted **AYE**.

Kingwood Township Well Data Record

D. Laudenbach provided a sample Well Data Record for the Board's review. The Board was in favor of the form with the addition of a line requesting a description of the strike and dip of the area of the site. If the applicant does not have a hydrologist, T. Hauck, Well Water Coordinator for the Township, would be glad to provide the information.

It was moved by S. Zdepski, seconded by R. Phillips and carried to approve the form with insertion of the additional language. All members present voted **AYE**.

CORRESPONDENCE

M. DeSapio reviewed as per the agenda.

NEW AND PENDING MATTERS

Hunterdon County Dept of Health – Septic System Alteration Plans – Block 22, Lot 15.02

No one was present for the request. The Secretary was instructed to send a memo to the applicant advising them of the procedure to appear before the Board.

PRIVILEGE OF THE FLOOR

J. MacConnell – commented the well ordinance should require a well to be drilled first and after the yield has been determined, the house should be designed appropriately. He would like to request a study of the Route 12 corridor be performed. He also commented that anyone who goes into a major construction project with an "LLC" should waive their immunity. All the members should be responsible for 100% of the consequences of their development.

W. Pandy - commented he attended the Planning Board workshop. At the workshop, J. Abel presented a memo to the Planning Board to change the zoning in the township to 7 acres. J. Abel stated 24% of all the water sampling done by the Hunterdon County Health Department does not pass the water test. The County average is 10%. The County's average, without including Kingwood, is less than 10%. Kingwood is bringing up the average of failed water tests. He also commented one of his neighbors on Horseshoe Bend Road has giardia and he has been informed two other people also have it. The origin of the bacteria was not traced.

T. Kratzer stated giardia usually comes from some kind of mammal/wildlife.

T. Kratzer commented when Dr. Horden did his report for the township, he looked at several different things in regard to determining minimum lot sizes, such as nitrate dilution and water use demand model recharge. When considering nitrate contamination, he reviewed how much acreage was needed in certain types of land for proper dilution, taking into consideration the topography and soils.

S. Zdepski stated currently for Class III and major subdivisions, the required minimum acreage is four acres. The Township Committee is proposing a minimum of seven acres.

T. Kratzer stated some areas of the township are more sensitive to recharge than others. Soils containing a lot of bedrock at the surface do not have a lot of recharge but a deeper soil can trap the precipitation increasing the chances of recharge. The Township needs to look at the different soil types before it goes into a universal overall lot size change.

A. Hauck - commented Franklin Township had R. Canace perform a study on nitrate dilution in the Lockatong Argillite. R. Canace recommended seven acres in the Lockatong Argillite and three acres in other areas. Kingwood Township has a lot of argillite.

W. Pandy – commented he has spoken with the U.S. Geological Survey team and they will monitor a well. He is suggesting the Township request permission from MEI to monitor the wells dug along the roads. The wells to be monitored cannot have pumps in them. Currently, Delaware Township and Clinton have some wells being monitored. S. Zdepski will contact the president of MEI with the suggestion.

J. MacConnell stated A. Hauck obtained the Buckingham Well Ordinance. The purpose of the ordinance is spelled out in the beginning paragraph. The purpose of the ordinance is permitting someone to drill a well but they are responsible for the effect of the well. The liability should be mandatory.

R. Abbott - commented there is no recourse available to a property owner if their well should go dry because of the actions of another property owner.

S. Zdepski stated the Board of Health attorney would be present at next month's meeting to take the public's suggestions in reference to the current well ordinance. S. Zdepski stated Ms. Althoff has not signed a contract, as of today, due to insurance issues. The insurance issues will have to be resolved with the Planning Board, since they hired her.

A. Hauck commented in the Buckingham Township ordinance, there is a provision for a depletion allowance. It requires a major developer to put \$10,000.00 in escrow for 10 years to drill a new well in case one goes dry. He commented the well ordinance should allow for a waiver of certain requirements in certain areas of the township. He stated, when R. Canace gave a presentation to the Board in 2004, R. Canace said the purpose of a well ordinance was to identify marginal wells that might go dry in a drought. Our well ordinance deals with

subdivisions of eight lots or more in requiring interference testing. He feels the well permit fee should go into an escrow account to pay for the services of a consulting hydrologist.

T. Kratzer stated Dr. Horden did not use data from the township upon which he based his recommendations. There is a flow gauge on the Lockatong Creek currently. Data should be obtained from monitoring wells in the township. Data that is applicable to the Township should be obtained within the Township.

S. Wells – commented she attends meetings sporadically. There should be a check and balance between the planning committee and the Board of Health in terms of water.

S. Zdepski stated the Board of Health adopted the Well Ordinance in 2005. The enforcement was turned over to the Planning Board. Since the Planning Board reviews the applications before them, they are the more qualified Board to determine what requirements might fit into our community.

S. Zdepski stated the Board of Health attorney will be present at the next meeting and S. Zdepski is inviting any interested residents to attend the meeting and to make suggestions on how the Township well ordinance could be strengthened. The Board of Health attorney will then prepare a memo to the Planning Board for their meeting the following week.

After some discussion, it was decided to request the Planning Board to have a joint meeting with the Board of Health before their regularly scheduled meeting in March.

M. Augustine – suggested one or two members of the Board of health and two members on the Planning Board get together and present a proposal to the Board.

S. McNichol – can the township committee appoint people to the sub-committee reviewing the Well Ordinance.

S.Zdepski responded he has no problem with some volunteers from the Township being on the sub-committee.

T. Kratzer stated there have been hydrologic reports done for the Deer Run and the Meadow View developments. He stated there is no summary projection for hydrological impacts in the report, as required by the ordinance. They have not determined seasonality and how that will impact on the summertime conditions. He had concerns on the septic systems, wells and the existing well on the remaining lands. The well on the remaining lands is only 100' deep.

ADJOURNMENT

It was moved by M. DeSapio, seconded by R. Phillips and carried to adjourn the meeting at 9:21 PM. All members present voted **AYE**.