

JOINT MEETING

MINUTES

Planning Board Members:

PRESENT: J. Abel (7:13 PM)
M. Augustine
R. DeCroce
D. Haywood
J. Lutz
J. Mathieu
T. Siano
J. Strasser
S. Zdepski (7:05 PM)
J. Harabedian, Alt. #1 (7:19 PM)
L. Herrighty, Alt. #2
R. Lorentz, Engineer
D. Pierce, Attorney
P. Althoff, Consulting Hydrologist

Board of Health Members:

PRESENT: M. DeSapio
T. Kratzer
S. Trstensky
S. Zdepski
J. Novak, Attorney

CALL TO ORDER

Planning Board Chairperson called the Planning Board meeting to order at 7:00 PM.
Board of Health Chairperson called the Board of Health meeting to order at 7:07 PM.

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.

T. Kratzer stated this is a great opportunity for the two boards to get together on a very important ordinance. Ground water supply has its limitation and its qualifications. Important is not just the supply but the quality. Ordinance No. 2005-01 has been amended twice. One of the items which needs to be addressed is the number of test wells required. The Ordinance deals with the number of observation wells required. He stated consideration should be given to the decline in ground water capacity in July and August. He commented he appreciates the boards coming together, interacting and to layout a better well ordinance plan more specific and applicable to the Township. He recommended a subcommittee between the Board of Health and Planning Board to address the well ordinance.

D. Pierce stated there are a number of issues the Board of Health has considered in the ordinance in the last year and some things are not the best they can be in the ordinance to protect the township. It was decided there should be an open discussion between the boards addressing the various issues implicated by the ordinance by a health stand point and development standpoint. One of the issues is whether the well test requirements for interference require pumping of more than one well or more than one well with observation wells. The current ordinance can be read to interpret the broader view.

J. Novak stated P. Althoff has had an opportunity to look at the ordinance and has made some recommendations for consideration. The Board can look at the recommendations and come up with the best protection for the municipality. The Wellhead Ordinance developed by the Environmental Toolbox is a suggested model ordinance. The matter needs to be addressed as soon as possible.

P. Althoff indicated she can only stay to 8:00 PM. She stated she was requested to review the existing well water ordinance and make suggestions. She is familiar with all the well water and aquifer ordinances. She wrote one of the original ones in 1989. The current Kingwood Township well water ordinance is a combination of the Delaware and East Amwell Township ordinances. She briefly reviewed her suggestions to the Township. On a project surrounded by thirty wells, she suggests three wells be tested. She recommends notification of properties within 500' of the subject property. She stated offsite wells are not required since there will be onsite observation wells. Offsite monitoring is offered so surrounding property owners, if they have concern, can be offered to participate. The result of the surrounding property owners does not add much to the analysis of the pumping test. Offsite wells that are monitored may or may not show any interference. In order to receive an accurate measurement from an offsite well, the offsite well may not be used during the test. She is recommending the requirement to perform a pump test should be required on two lots rather than the current eight lots. In regard to the aquifer pump test, she recommends the maximum amount of water needed in the development for one day should be pumped in a maximum 24 hour period. The length of the pump test would depend on the amount of water pumped each minute. If you have a computation of 10,000 gallons and have a 1 gallon per minute (gpm) well, it could not pump 10,000 gallons in a 24 hour period. If you have a 10 gpm well, you can produce 10,000 gallons in a 24 hour period. If you have a 50 gpm well, you would need 8 hours. The length of the pump test is determined by the yield of the well. The time frame of four hours is a minimum. Any public water system has to be run by a water

company. The state does not allow homeowner run water companies. She suggested a review of the table indicating the minimum well yield in relation to the size of the home. P. Althoff indicated the yield of a well does not change with the seasons. The water table does not fluctuate during the seasons. She has mostly seen a change of about ten feet.

A. Hauck provided P. Althoff with a copy of the Buckingham Ordinance which provides for a depletion section.

L. Voronin – Re: Commercial Development – the ordinance provides no reference how much the pumping rate should be and she would like to see a little more detail by possibly providing a reference table or a published reference.

P. Althoff responded the pumping rate is based on how much water you will need and be able to produce in 24 hours.

J MacConnell – commented 2,100 feet away from another well a person lost their water completely. It stayed for 20 years and when the wells were drilled at Deer Run the artesian condition stopped. He wanted to know what the ramifications are if a well should run dry?

P. Althoff responded the area involved in the interference would have to be investigated. J. MacConnell stated he would provide the information to P. Althoff.

J. Pandey – commented a ten year period should be utilized to test the quality and quantity in wells.

P. Althoff stated that would be an excellent thing to do along with taking the water samples at rotating seasons of the year.

T. Kratzer suggested in the first year to test every season.

P. Althoff agreed it would be a good idea.

S. McNichol – requested clarification about whether this ordinance will apply to minor subdivisions as well as majors and Class III. She is in favor of the ordinance applying to all subdivisions.

S. Zdepski responded the Board of Health writes the ordinance. The intention this evening is for the Board of Health to forward the Well Water Ordinance to the Planning Board for their suggestions since the Planning Board is more intricately involved with the development of the Township. After the Planning Board has reviewed the Ordinance, they will send it back to the Board of Health for comments or suggestions or the Board of Health will introduce and adopt the Planning Board's changes to the Ordinance.

P. Althoff commented in regard to the water quality monitoring, you want to pick a well that is down gradient. It can be one of the domestic wells.

J. Abel commented he is not an advocate of unattended wells. He has seen problems with vandalism in other communities. Would it be possible to have this same type of monitoring done as a township wide program? Establish the program now and not have it as a result of the subdivision process. Possibly A. Hauck can create a network around the township starting it off and continuing to monitor the results.

P. Althoff commented the idea behind the monitoring for a subdivision is because you are changing the land use and to get information how it affects water quality. In addition, if you wanted to do another and want to set it up so you know what the background is and what happens over time, you can pick certain wells in the township if the people agree to it. The township would be liable for the costs. In regard to a subdivision, the developer pays for it for 10 years or whatever period is decided upon. She stated yields and requirements in different parts of the township could not be done unless a well water study of the entire township is performed. There is not enough data. A. Hauck has put a lot of data down but it has not been analyzed. In order to analyze, you would have to review the well data and then tie it to the geological data. Yields of wells are dependent on geology. Certain areas of the township might have better yields wells or poorer producing wells. The test wells will determine the areas.

W. Pandey commented it seems older wells in the Township are turning sulfur.

P. Althoff stated there are sulfur minerals in the Locketong but does not know why they are turning sulfur now. Water table fluctuations could be causing the problem but would not be able to be determined without a study. The component for the problem is an iron sulfate. The County does not require a homeowner to test for sulfur. They might want to add that to the required testing for a transfer or construction of a residence.

After some discussion, it was decided a subcommittee would be formed to work on P. Althoff's suggestions and the comments of the public this evening. A. Hauck will serve as an advisor. T. Kratzer accepted the appointment to the subcommittee.

J. Novak state the subcommittee should be working with P. Althoff because she is the professional hydrogeologist. P. Althoff can offer her expertise. The meetings could be limited to two or three hours in a segment.

ADJOURNMENT

It was moved by S. Zdepski, seconded by M. DeSapio and carried to adjourn the Board of Health meeting at 8:05 PM. All members present voted **AYE**.