

MINUTES

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

ABSENT: J. Burke

CALL TO ORDER

The meeting was called to order by M. DeSapio at 8:10 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.

NEW AND PENDING MATTERS

Approval of the Minutes

It was moved by S. DeSapio, seconded by R. Phillips and carried to approve the minutes of June 20, 2007. All members present voted **AYE**.

Block 19, Lot 13 – Septic Alteration

E. Busch, engineer, was present for the application this evening. She has prepared septic alteration plans for Block 19, Lot 13. The existing cesspool has caved-in. Testing was performed on May 8th. She is before the Board because the design does not meet the state code. There is no passing permeability. The second reason is because the regional water table is less than 24" from the existing grade. The basin flood test did not work. There was not enough seepage for a pit bail test. Since there was very slow permeability or she not could prove permeability, she designed the system 25% larger than required. It is a pressure dosing system which should have been 865 sq. ft. The design before the Board has 1081 sq. ft. They did not try to test in a different area because there had been other testing on those locations with no passing percs. This is the highest area on the lot. The system will be mounded 4' above the highest evidence of ground water. The top of the mound is 5.5' above the existing grade in the corner. The filtration would be through the 4' of sand of the system. The house is currently vacant. The owner is intending to sell the house. The only system serving the current house is the cesspool. There was no drywell or seepage pit for grey water. The 25% is a safety factor for treatment. When you have poor soils, the design usually is increased by 25%. An option would be to install a holding tank but that would be extremely expensive. There was some seepage so there is some permeability. There was slow permeability but could not be measured with the code requirements. She does not know the rate of

permeability. The well is located 130' from the corner of the bed. The system will treat the effluent before it gets into the water table. The water table will not come into the stone. The worst that could happen is the effluent would come out but due to the design it should not happen. There is pressure to push the water into the fractures. There is 4' of filtration on the system. The system has a 4' zone of disposal and a 4' zone of treatment. The mound can go as high as 6' from grade level. The high water alarm is in the house with the float in the pump it. The alarm only tells you when the pump is not working not when the field has become saturated. If the field becomes saturated, he will need a new system. There would be an area for an additional treatment bed to the northeast. There are no other wells within 100' of the system. The nearest one is .25 miles up the road. The lot has 6.6 acres. She feels confident the design will work.

The Board's concerns were that there was no permeability except for the fractures and possible ground water contamination.

It was moved by S. DeSapio, seconded by R. Phillips and carried to approve the above reference application with the following conditions:

1. The regional water table is greater than the maximum level of 24 inches for existing grade. The level of infiltration will be 48 inches above the regional water table at 8 inches.
2. Testing on the property did not reveal any passing permeability, the engineer based the system on the select fill permeability rate with a 25% over design to account for no permeability.
3. This department also recommends that everyone is aware that this is an alteration to correct a malfunctioning system and the granting of the waivers or approval, Kingwood Township assumes no responsibility for the system and shall be held harmless since there is no permeability on this property.
4. There can be no expansion of the dwelling.
5. The property cannot be subdivided.
6. The area to the right or east of the system is to be dedicated for future possible expansion.
7. An initial well test is to be performed testing for nitrate, fecal chloroform, and BOD5.
8. Well testing is to be performed on an annual basis with the results forward to the County Health Department and the Kingwood Township Board of Health for three years.

All members voted **AYE** on **ROLL CALL VOTE**.

Well Ordinance – Discussion Seasonality Waivers & Amendment

T. Kratzer stated the well subcommittee met with V. Uhl and the subcommittee's recommendations are to allow waivers of the seasonality testing for the three part pump test for well yield diminishment, well construction problems and/or water quality problems. In V. Uhl's opinion, there are too many variables and uncertainties either to formulate a testing program with more restrictive parameters or set more restrictive parameters on the test results for well testing in the traditionally wetter months that would conclusively demonstrate compliance in the drier months.

S. DeSapio requested a copy of the V. Uhl's letter be sent to the attorney, along with the request of the Planning Board to require a fee schedule for an application or review of the well testing results for existing lots.

CORRESPONDENCE

PRIVILEGE OF THE FLOOR

J. MacConnell requested a questionnaire be sent to the properties located on Fairview and Horseshoe Bend Roads requesting information on health issues or results from water testing. He commented on the mold in the Township building. M. MacConnell responded the Township has sent out the mold tests and are awaiting the results. T. Kratzer suggested the results should be forwarded to the County Health Department for their recommendations. M. MacConnell stated the County forwarded the resolution of an old mold problem to the State. S. DeSapio stated, once the results are in and if they are failing, the Township Committee should request the Township Engineer to remediate the cause. If the funds are not available, they would have to do an emergency. M. DeSapio suggested a letter could be drafted to the Township Committee stating the Board of Health has received a complaint regarding the working environment for the township employees and they should conduct an inquiry, and, if necessary, corrective action taken. M. MacConnell stated the mold started as a result of a water leak in a drainage pipe. The pipe has now been repaired but the original replacement of the sheet rock was done prior to the repair. T. Kratzer stated ventilation is first and then work on the problem.

S. DeSapio and J. MacConnell will work on a sample letter for the next month's meeting for the properties on Fairview and Horseshoe Bend Roads.

T. Kratzer stated the first step is to obtain the information but then education is needed. There are arsenic, radon and lead problems. The lead is from the older water pumps. There are resources for information available.

ADJOURNMENT

It was moved by M. DeSapio, seconded by S. DeSapio and carried to adjourn the meeting at 9:24 PM. All members voted **AYE** on **ROLL CALL VOTE**.

Respectfully submitted,

Diane Laudenschach

Diane Laudenschach, Secretary