

7:30 P.M.

MINUTES

PRESENT: D. Haywood
T. Kratzer
R. Phillips
S. Stryker
R. Patel, Alt #1

ABSENT: J. Golden

CALL TO ORDER

The meeting was called to order by S. Stryker at 7:31 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 Hunterdon County Democrat, Courier News 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

Block 18, Lot 2.03 – Locktown Road – Septic Alteration

D. Ingram, engineer for the applicant, was present this evening. The lot contains a 4 bedroom house. The system has two lateral trenches. They performed testing at the back of the lot. One soil log encountered mottling at 24". In the pit bail on the log, the water rose to 12". The main waiver being requested is due to that soil condition. The soil conditions incorporate a need for a peat system. It will be a lower mound height and provides substantial water quality treatment for the system. It will also provide for a reduction in the size for the use of the peat system. The perc was pretty good. A high water level was indicative over the entire property. The current laterals were submerged under the ground water which made it malfunction. The proposed design will elevate the system above the ground water level.

The following waivers are being requested:

- a. The use of the Eco-Pure peat system will need to be acted on and accepted by the Board;
- b. This department recommends that if the Board approves this technology that a deed restriction be placed on the property indicating annual maintenance of the property and type of technology being used;
- c. Proof of maintenance contract and reports on the monitoring shall be provided to the Board and County;
- d. Maintenance agreement shall be provided to the owner and kept with the house;
- e. The Plans state that this is an alteration to correct a malfunctioning system and the granting of the waivers or approval of the Eco-Pure system holds Kingwood Township and Hunterdon County Division of Public Health Services not responsible for the system and shall be held harmless;
- f. The design engineer and the manufacturer should inspect the system and provide certification to the Board and County;

- g. Provide copy of the plans to the DEP for their fines;
- h. The contractor installing the system shall be trained and certified by the manufacturer. Provide copy of certification to the Hunterdon County Division of Public Health Services;
- i. A new requirement is the use of an auto dialer for the system. The manufacturer will be installing a new panel to incorporate this;
- j. A water tightness test shall be conducted on septic and pump tanks;
- k. The highest regional water table is at 12" in soil log 2, which is higher than the maximum allowed by code of 24" from existing grade.

D. Ingram stated the applicant is agreeable to all the above waivers and/or recommendations.

It was moved by S. Stryker, seconded by R. Phillips and carried to grant the above waivers and/or recommendations on the above application. All members voted **AYE** on **ROLL CALL VOTE**.

Block 9, Lot 2.01 – 963 State Route 12 West – Site Plan

E. Martin, site engineer, and G. DeSapio, attorney, for the applicant were present this evening. E. Martin stated the applicant had appeared before the Board of Adjustment for an approval of a site plan. In the approval from the Board of Adjustment, a condition of approval was that the applicant was required to verify with the Hunterdon County Division of Public Health Services for the extension of the stone parking area which will be placed over the septic lateral. The waiver is for five parking spaces to be placed on the stone parking area. The area will be covered with varied road stone which is a dense surface. It spreads the load on the wheels on the area. The applicant is seeking a waiver from the requirement that you cannot put a lateral under driveway or parking areas. He stated it is common practice with retention systems with perforated pipe under parking areas. He stated the wheel loads will have no effect on the laterals. Since the stone is dense, it distributes the load. The wheels of the vehicles will not be over the laterals. It is 6' between the edge of the pavement on that side of the property. The wheels will be 2' off of the pavement. The lateral is located in the center of the 6' strip. The cars being parked in that area are the ones waiting to be services. There is no real other area that you can provide additional parking on the site. He is requesting a waiver of Section 7:9A-4.8 which states that driveways and parking areas shall not be located over the septic system which may affect the functioning of the system or system maintenance.

C. Wildgen, owner, stated he did not know the age of the system. He estimates about 20 years. He stated the system is working fine.

E. Martin stated approximately 35-40% of the lateral will be affected. He stated the parking area will be covered in "dirty" road stone. It almost becomes like a paved surface. He stated the impact of the weight down 3' would probably be less than 2 lbs. of pressure on the pipe. It is used as a sub-base on roads.

S. Stryker inquired if the lateral would be checked before the installation of the stone. E. Martin responded no. E. Martin stated it will be inspected six months after installation of the parking area. It will be tested by the introduction of dye into the system. He stated currently there is no indication of a blockage. S. Stryker stated he was not concerned with a blockage but rather with the integrity of what is existing. E. Martin stated the stone will distribute the load and a minimal amount of weight will be transmitted on top of the pipe. E. Martin stated the vehicles will pull in head on. There will not be a constant load of traffic. C. Wildgen stated there will be no large equipment.

D. Haywood suggested the location of the lateral be placed on the deed so notice is given to any future owner. G. DeSapio stated he can prepare a document incorporated the conditions and record the document.

It was moved by S. Stryker, seconded by R. Phillips and carried to grant the waiver. All members present voted **AYE** on **ROLL CALL VOTE**.

DEP – Clean Watersheds Needs Survey

S. Stryker stated T. Kratzer would be reviewing.

Approval of Minutes

It was moved by S. Stryker, seconded by D. Haywood and carried to approve the minutes of April 18, 2012 and place on file. All members voted **AYE** on **ROLL CALL VOTE**, except R. Phillips, who **ABSTAINED**.

CORRESPONDENCE

PRIVILEGE OF THE FLOOR

ADJOURNMENT

It was moved by R. Phillips, seconded by D. Haywood and carried to adjourn the meeting at 8:02 PM. All members voted **AYE**.

Respectfully submitted,

Diane Laudenschach, Secretary