

MINUTES

7:30 PM

PRESENT: D. Haywood
R. Patel
R. Phillips

ABSENT: J. Golden
E. Niemann

CALL TO ORDER

The meeting was called to order by R. Patel at 7:34 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

Septic Waiver – Block 8, Lot 28 – 1056 Route 519

D. Fine, engineer, was present for the applicant this evening. There are no expansions or change of use planned for the property. There are two issues and waivers that need to be acted upon by the Board. The well is centrally located on the property. The property is 189' front to back. The 100' well circle covers the entire property. He performed the testing as far away from the well as possible. He was able to maintain a distance of 59' from the existing well. The proposal is an improvement over the current conditions on the property. The existing seepage pit is 17' from the well. He is moving the septic and pump tanks beyond that area. He is proposing the new septic tank to be 24' from the well which is an increase of 8'. The new septic tank will be installed and pressure tested for tightness. The test provides an assurance that they are not installing a leaking tank. The property is located next door to the municipal building. The entire property measures 100' x 189'. The testing was good. The system will be a mound due to the water table. It will contain pump and septic tanks. It is a pressure dosing system. The well was located underground but the depth of the casing was not able to be determined. The county suggested a water test be done.

B. Casuscelli stated a water test was done five months ago. D. Fine, if it would make the Board more comfortable, the applicant is willing to install an ultraviolet system on the well due to the proximity of the well to the proposed system. The cost to determine the length of the casing and the installation of the ultraviolet light will probably be close to the same.

B. Casuscelli indicated the septic is really functioning and not in failure right now. They have not had a major failure. They don't want to have it so close to the well. D. Fine stated he cannot push it any further. If he can increase on the 24" when they are laying out, he can push it as far back as possible.

As per the County Health Department's letter, the following waivers or approvals must be acted upon by the Board:

The existing well will only be 59 feet from the proposed disposal bed which does not meet the minimum separation of 100 feet. As per 7:9A-4.3, the distance can be reduced to 50 feet provided there is 50 feet of casing in the well. The applicant will be having a well driller inspect the well and provide a report stating to the amount of casing. This information shall be available to the Board at the meeting. If the well has less than 50 feet of casing the Board can ask for an ultra violet treatment device on the well.

The existing well will only be 24 feet from the proposed septic and pump tanks which does not meet the 50 foot minimum setback by code.

It was moved by D. Haywood, seconded by R. Phillips and carried to grant the above approvals and waivers and add a condition to require the installation of an ultraviolet treatment system. All members present voted **AYE** on **ROLL CALL VOTE**.

Septic Waiver – Block 6, Lot 54 – 1031 Route 519

D. Fine, engineer, was present for the applicant this evening. The property is the post office building and is currently owned by Galleria Construction. This is also a septic system alteration for an existing building. The existing building consists of the post office and one 2 bedroom apartment on the first floor and 2 two bedroom apartments on the second floor. You are dealing with a very small piece of property. The existing lot size is 85' x 126'. This is an old piece of property. The property goes to the centerline of 519 as well as Gombosi Lane. There are a lot of paved areas, driveways, the building and the existing well on the property. They pose some set back issues. In this case he has provided a permeability test in the vicinity of the disposal field. He has performed one soil log and one permeability test rather than the required two. The property configuration and special constraints have left them with not a lot of room to work. It has pushed them to a large number of waivers. The proposed plan combines all the units into one septic system. The proposal is a treatment system. The proposed system will contain a septic tank followed by an aerobic treatment tank which will treat the wastewater. The system is in conformance with the new section of the code which allows the advance treatment systems. It will reduce the size of the septic field. With the system he is able to put together a disposal field somewhat appropriately sized for the building it is serving.

As per the County Health Department's letter, the following waivers or approvals must be acted upon by the Board:

1. The use of the Ecopod- E100 ATU pretreatment tank will need to be approved by the Board. Aerobic treatment unit: This division recommends, if the Board approves this technology, that a deed restriction be placed on the property indicating annual maintenance of the property and type of technologies being used.
2. Proof of fully executed service contract and reporting information, as per 7:9A(e)2, shall be provided to the Board and County.
3. Service contract shall be signed by the owner and kept with the house.
4. The plans state that this is an alteration to correct a malfunctioning system and the granting of the waivers or approval of the Ecopod advanced pretreatment unit holds Kingwood Township and this Division not responsible for the system and shall be held harmless.
5. The design engineer shall inspect the system and provide certificate of compliance certification to the Board and County.

6. Provide copy of design to the DEP for their files, notice shall be provided to the DEP one week prior to construction.
7. The authorized installer shall be physically present at all times during installation of the advanced wastewater treatment.
8. Provide copy of service installer and provider certification to this office.
9. Provide certification that telemetry control panel for the Ecopod system was installed for continuous remote monitoring.
10. A water tightness test shall be conducted on the Edopod unit and pump tank and provide certification to this office.
11. A new requirement for Advanced treatment systems require the excavator to be certified by NEHA. Excavator shall provide this office with documentation from NEHA prior to installation of the system.
12. The use of Advanced Treatment Units allows the zone of treatment to be reduced to 18 inches at the discretion of the Administrative Authority, therefore, this will need to be acted on and approved by Board.

In addition, the following waivers will need to be acted on by the Board:

1. The Toe of the mound will be only 3 feet from the property line which does not meet the County policy of 10 feet. The engineer will inspect the grading and provide certification that the grading has not led to any off site water problems.
2. The existing well will be only 56 feet from the proposed disposal bed and does not meet the 100 foot setback requirement by code. The existing well already has Ultra violet treatment. Engineer shall provide testimony and documentation that the well does have treatment. D. Fine indicated he went to the property and took a photo.
3. The proposed septic, pump and ecopod tanks will be only 2.5 feet from the existing dwelling which does not meet the 10 foot setback requirement by code.
4. The proposed disposal bed will be only 15 feet from the existing dwelling which does not meet the 25 foot setback requirement by code.
5. The type of soil suitability on the property requires a fill enclosed system and due to lot limitations this cannot be done. Engineer shall explain this further to the Board.

It was moved by D. Haywood, seconded by R. Phillips and carried to grant the above approvals and waivers plus the submittal of all required information to the Board. All members voted **AYE** on **ROLL CALL VOTE**.

D. Fine will contact the county to obtain the documentation on all the systems he has done in the past.

Minutes

It was moved by D. Haywood, seconded by R. Phillips and carried to approve the minutes of January 15, 2014. All members present voted **AYE** on **ROLL CALL VOTE**.

CORRESPONDENCE

PRIVILEGE OF THE FLOOR

ADJOURNMENT

It was moved by D. Haywood, seconded by R. Phillips and carried to adjourn the meeting at 8:20 PM. All members present voted **AYE**.

Respectfully submitted,

Diane Laudenschach, Secretary