

**BOARD OF HEALTH – TOWNSHIP OF MENDHAM
MEETING MINUTES
April 27, 2021 – 7:30 P.M.**

CALL TO ORDER: *Wendy Parrinello, Board Secretary*

STATEMENT OF ADEQUATE NOTICE

Adequate Notice of this meeting of the Board of Health of the Township of Mendham was given as required by the Open Public Meetings Act as follows: Notice was given to the Observer Tribune and Daily Record on February 8, 2021. Notice was posted on the bulletin board in the Township offices and notice was filed with the Township Clerk.

SALUTE TO THE FLAG: *Led by Benjamin Weber*

THOSE IN ATTENDANCE:

Ms. Reale
Mr. Smith
Mr. Weber
Mr. West
Mr. Atkins, Alternate 1
Ms. Daniela Caporrino, Alternate 2

APPROVAL OF MARCH 23, 2021 MINUTES

Mr. Weber makes a motion to accept the minutes with the technical points given. Mr. Smith seconds the motion.

ROLL CALL: YES – Ms. Reale, Mr. Smith, Mr. Weber, Mr. West, Mr. Atkins

BUSINESS

BLOCK 127 LOT 92

APPLICANT: Eaglesite Management, LLC, George Strother

APPLICATION: New Septic Construction – 6 Schoolhouse Lane – Yannacone, Villa & Aldrich, LLC, Ryan L. Smith

- Ryan L. Smith from Yannacone, Villa & Aldrich has prepared a septic design plan for 6 Schoolhouse Lane. The project proposes a septic system that accommodates a five-bedroom, new construction home. 5 soil logs were completed. There are no wetlands within 150 feet of the proposed soil disturbance and there are no category 1 waters within 300 feet of the soil disturbance.
- Mr. Ryan Smith acknowledges comments from the memos given by Mr. Korshalla and Ms. Freer, of which, confirms that the septic design plans for 6 Schoolhouse Lane are in compliance.
- Mr. Weber asks if the Board has any questions for Mr. Ryan Smith.

- Mr. Jesse Smith asks which well will be abandoned and why.
- Mr. Ryan Smith states that a new well, shown on previous plans for this property, was drilled. With regards to the old well, Mr. Smith believes that it was abandoned, however, makes note on the plans to ensure that the well has, in fact, been abandoned and that the paper trail will be clean for that.
- Mr. Ryan Smith explains that there was a cesspool on the property and believes that it was previously abandoned, and makes note on the plans to ensure that that information is accurate and that there is a clean paper trail for the abandonment of that cesspool prior to issuing any approvals.
- Mr. Ryan Smith explains that there was a previous septic system on the property, which has been abandoned, but that there is no paperwork for that abandonment.
- Mr. Jesse Smith asks if that paperwork can be found.
- Ms. Parrinello will look through Board of Health files for septic abandonment at 6 Schoolhouse Lane.
- Mr. Jesse Smith asks what takes place in Mendham Township to legally abandon a well.
- Mr. Ryan Smith states that the abandonment is done by a licensed well driller, filled with concrete, closed and witnessed by the Board of Health.
- Mr. Jesse Smith asks if two wells can be utilized; one for irrigation and one for drinking water. Mr. Weber states, yes, as long as they're up to code.
- There are no further questions.
- Mr. Weber proposes to approve the plan with the verification that the well, the cesspool and the septic were all properly abandoned. Mr. West seconds the motion.

ROLL CALL VOTE – YES

Ms. Reale
 Mr. Smith
 Mr. Weber
 Mr. West
 Mr. Atkins

BLOCK 124 LOT 15

APPLICANT: Melanie Sheppard

APPLICATION: Alteration/Expansion or Change in Use – 1 Mount Pleasant Road, Careaga Engineering, Inc., Robin Sellitto

- Ms. Robin Sellitto from Careaga Engineering explains that client, Melanie Sheppard, would like the opportunity to list for sale, her current two-bedroom home as a three-bedroom home. This plan is for a three-bedroom septic.
- Ms. Sellitto states that there is a well on the property and that the new field would meet all setback requirements – 100 feet from the well. There currently are two cesspools – one for grey water and the other for black water. Both cesspools would be abandoned in place. The plumbing would be connected outside of the dwelling to two new 1000-gallon tanks and discharge would then go by gravity into a disposal field.

- Ms. Sellitto acknowledges that, as noted in memos given from Mr. Korshalla and Ms. Freer, a reserve area must be shown and agrees that the plans will be revised to show that. Further, there are 4.25 acres on this property and plenty of room to show a reserve area meeting all of the setback requirements.
- Mr. Weber asks if the reserve area will have been tested.
- Ms. Sellitto says, no, it will not have been tested, but that the reserve area could go back in the same spot where they did test – if no where else on the property worked for testing of soils. The reserve area could be in the same spot as the old system.
- Mr. Weber believes that a reserve area that has passed a test is what needs to be shown. Mr. West agrees and states that with an expansion a tested reserve area is necessary. Ms. Sellitto states that they can test and show a reserve area on the plan with the soil testing.
- Mr. Smith asks if there are any DEP concerns with this property. Ms. Sellitto states that there is a stream that is not a Category 1 stream and that there are no wetlands within 150 ft. of where the septic system is going.
- Mr. Weber enquires about the architecture - Ms. Sellitto states that there's a note on the plan, which indicates that there is no intention at this time to expand the existing dwelling, the expansion from a 2 to 3 bedroom is for a potential future addition, which would meet all setback requirements to the septic system and must be reviewed by the Board of Health.
- Mr. Weber asks the Board if they have any questions or concerns with regards to the plans.
- Ms. Reale asks if this property goes into Randolph Township. Ms. Sellitto explains that the septic tanks are in Randolph Township and that she did reach out to Randolph Township, but they would like Mendham Township to review the plans.
- Mr. Smith asks if this property is required to have a backup generator due to the ejector pump. Mr. Mills states that it has not been required to have backup generators for pump systems previously.
- Mr. Weber proposes to approve the plan as submitted with the qualification that Careaga Engineering will establish where a compliant reserve area can be shown and provide soil testing for that to demonstrate that the area will work. Mr. Smith seconds the motion.

ROLL CALL VOTE – YES

Ms. Reale
 Mr. Smith
 Mr. Weber
 Mr. West
 Mr. Atkins

Mr. Atkins asks if the abandonment of the black and grey water cesspools is a part of the approval process that is marked on the plans. Mr. Mills confirms, yes, that is part of the approval process.

*Dr. Goswami is in attendance at 7:53 pm

BLOCK 137 LOT 15

APPLICANT: Mendham Township

APPLICATION: Change in Use – 4 West Main Street – EI Architecture, Engineering, Construction, Robert E. Walsh, PE, PP

- Rob Walsh, Chief Civil Environmental Engineer at EI Associates states that the company did the original design for the Emergency Services building in 2010. EI Associates have submitted an application for a waiver to deviate from the strict interpretation of the new police station building as an office. The Department of Environmental Protection table for estimating projected daily flows doesn't have a fire or police station type use. The Township retained EI Associates to do an analysis in terms of the overall flow and the overall lot. Applying strict compliance with the flow criteria, for the new police station, office use would be 625 gallons per day. The building proposed is going in place of an existing three-bedroom residential dwelling that was designed for and discharges to the same disposal bed as the Emergency Services building.
- Mr. Walsh further explains that current Township water bills show that the existing fire house use is less than 300 gallons per day and that the police station is around 30 gallons per day. The flow criteria and the gallons per person is a more accurate calculation of the flow.
- Mr. Weber asks what the difference in the metrics are.
- Mr. Walsh states that the current Emergency Services building is 500 gallons per day and the three-bedroom residence is 500 gallons per day. The existing system was designed for 1000 gallons per day. The flow that is requested will be based on 10 employees during the course of a 24-hour day, some of which are on the road most of the time. Mr. Walsh explains that the new police station building, proposed design flow, is 400 gallons per day combined with the original approved design flow for the Emergency Services building of 500 gallons per day – this gives a total flow of 900 gallons per day.
- Mr. Weber asks what would normally be required for accommodation if done correctly? Mr. Walsh explains that the Emergency Service building accommodates 500 gallons per day. EI Associates is applying what would be a commercial or office use, an 1/8 of a gallon per sq. ft., which results in a flow of 625 gallons per day only for the police station, and when adding in the shower function, times 10 employees the deviation is – strict adherence is 625 for the police station and EI is requesting 400 gallons per day based on the per capita flow and the shower flow.
- Mr. Weber confirms that the system accommodates 1000 gallons and the need is for 1175 gallons. The 5000 sq. ft. building, which would normally have 650 gallons as a flow will not warrant that because there are only 10 employees, some of which will not often be there.
- Mr. Smith asks whether the Emergency Service building has had issues with needing to be pumped out. Mr. Walsh is not aware of the system needing to be pumped.

- Mr. Monaghan states that the Emergency Services building has had issues with pipes becoming clogged, but not problems with the septic failing or needing to be pumped.
- Mr. Smith explains that at one point there were drains that were part of the original construction that went into the sanitary sewage – perhaps that has been corrected over time. There has, however, been a high pump rate in that building.
- Mr. Walsh states that he has discussed, with members of the town, whether there have been any problems with the existing septic system over the past 10 years and the feedback has been that there have not been any problems. At the suggestion of Mr. Smith, Mr. Walsh says that he will look further into the question of the high pump rate.
- Mr. Weber asks what would it take in order to develop the capacity of what the system would require - a 1,200-gallon flow system.
- Mr. Mills explains that it would require an additional disposal field in the front lawn and that the contention of the municipality is that it's not necessary based on the historical consumption figures for water.
- Mr. Smith notes that currently the police force is using the Emergency Service building to shower, use the bathroom facilities and changing rooms. In addition, trucks and ambulances are washed and the refilling of fire trucks are taken care of.
- Mr. Mills states that some of that metered usage would include topping off the trucks. Additionally, all the gallons on the water bills are not flowing through the septic system. The washing machines are there and are also tied into the domestic supply.
- Mr. Walsh acknowledges memos from Mr. Korshalla and Ms. Freer and states that EI Associates will update the plans to show the reserve area.
- Ms. Freer states that the DEP recommends three months of water bills and has requested additional bill months.
- Mr. Monaghan explains that the water bills demonstrate an annual usage graph for the year as well as an average daily use for a monthly period.
- Mr. Smith asks if the Emergency Service building is off the Emergency Shelter List.
- Mayor Neibart explains that the Emergency Service building is not a shelter and that the Town is working with the Brookside Community Club and our local schools for shelter use. In August, the water usage at the Emergency Service building was higher – due to the power outages that week, water was given to residents, who did not have access to clean water.
- Mr. Smith would like Mr. Walsh to confirm that there haven't been high pump rates over the last 8 to 10 years at the Emergency Service building.
- Mr. Weber asks for further explanation, from Mr. Smith, with regards to confirming pump rates and how that factors into approval.
- Mr. Smith states that he will contact the Department of Public Works and will report back. Mr. Smith would like to make sure that whatever was not functioning well has been corrected.
- Mr. Weber proposes that the application is approved with the understanding that Mr. Smith will look into the issues of high pump rates at the Emergency Services building. This is not a contingent approval, rather the Board will act on this today. Mr. Smith seconds the motion.

ROLL CALL VOTE – YES

Dr. Goswami
Ms. Reale
Mr. Smith
Mr. Weber
Mr. West
Mr. Atkins

HEALTH OFFICER'S MONTHLY REPORT

Reviewed by Ms. Freer. Full reports available in the Board of Health Office

March 2021

- All efforts have been focused on Covid-19. The Health Officer continues to advocate for department of health assistance related to COVID-19, including programmatic issues and the need for funding to improve vaccination efforts.
- The Health Officer obtained names and addresses for homebound persons through the County's Homebound COVID-19 Vaccination Program.
- The Assistant Health Officer performed communicable disease control activities, guidance to RHS staff and assisted with administration and supervision of COVID-19 in local and public activities.
- Mr. Weber asks if the County is doing in-home vaccinations.
- Ms. Freer explains that they (the County) had a pause because they were waiting for the J&J vaccine, but the J&J vaccine was paused. The homebound COVID-19 vaccination coordinator contacted all Township residents that were on a contact list that Mayor Neibart had provided to the County, to let them know of the pause.
- Mr. Weber asks if the plan is to resume the in-home vaccinations once the J&J is back up.
- Ms. Freer states that some residents already had their second dose, some went to the Rockaway mega site and some have registered to receive the vaccine and are waiting for their appointments.
- Dr. Goswami asks why J&J was the vaccine that the County was using.
- Ms. Freer explains that the J&J vaccine is more convenient, in the sense that the handling of it is easier to transport and it's not as temperature sensitive.
- The Public Health Nurse continues to monitor the Communicable Disease Reporting and Surveillance System (CDRSS), CommCare, which is the contact tracing system for COVID-19 and the Welligent Leadtrax screening system.
- Mr. Weber asks about the number '67' for total of new communicable diseases and whether that number is largely COVID-19. Ms. Freer directs Mr. Weber to the CDR assess report, which notes that 60 residents are related to COVID-19, 3 are Lyme's, 1 is pneumonia and 3 are pulled over from the previous month.
- The Health Educators developed a flyer targeted to seniors 75 and older, which illustrates information for a support line for vaccine registration. They've also

created a bi-annual newsletter, which discusses COVID-19 topics such as vaccinations, double masking and travel restrictions.

- Septic systems are picking up with more applications coming through.
- Mr. Weber makes a motion to accept the Health Officer's monthly report as submitted. Ms. Reale seconds the motion.

ROLL CALL VOTE – YES

Dr. Goswami
Ms. Reale
Mr. Smith
Mr. Weber
Mr. West
Mr. Atkins

GENERAL CORRESPONDENCE

27 Brockden Drive

- Mr. Weber asks if there have been any reports on 27 Brockden Drive. Mr. Freer says that no one has contacted her.
- Mr. Mills explains that an attorney, contemplating representing the property owner, contacted him shortly after the March meeting. Mr. Mills forwarded the attorney a copy of the letter that was written, but has not heard anything further from him.
- Mr. Weber states that this application was not rejected, but rather, tabled because we couldn't act on it.
- Mr. West states that we did not want to tell the State that the Township was in favor of an approval of the application for 27 Brockden Drive. Mr. Smith adds that the Board had asked the engineer how he would like to handle a rejection of the application and the engineer stated that he would table it and communicate the decision to the property owner.

Board of Health – In-Person Meetings

- Mr. Weber explains that the Township Committee will resume in-person meetings beginning in May. Going forward, Mr. Weber would like to know if the Board is comfortable meeting in person.
- The Board agrees that they are comfortable with in-person monthly meetings. A mask can be worn if that will help.

Board of Health – Email Correspondence

- Concerning emails written to the Board of Health, Mr. Smith asks if that is considered general correspondence. Mr. Weber asks Mr. Mills for guidance on how these types of emails should be handled.

- Mr. Mills explains that informational emails that are not intended to broker a consensus of opinion amongst the Board members is satisfactory. It would be inappropriate for the Board to engage in an email discussion of opinions on particular matters.

Meeting Adjourned 8:43