

**BOARD OF HEALTH – TOWNSHIP OF MENDHAM
MEETING MINUTES
July 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
Ms. Caporrino, Alternate

APPROVAL OF JUNE 22, 2021 MINUTES

Mr. Smith makes a motion to accept the minutes as corrected. Mr. Smith seconds the motion.

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

BUSINESS

BLOCK 132 LOT 8

APPLICANT: STAR TRADING GROUP – RAMEZ SAMUEL

APPLICATION: Alteration Expansion/Change in Use – 27 Brockden Drive – Parker Engineering and Surveying, P.C., Stephen Parker

**Permit Approval: Revised Septic and Architecture

- Mr. Lee Levitt, attorney for the applicant, Ramez Samuel, owner of 27 Brockden Drive, LLC and Star Trading Group, is in attendance. Mr. Levitt states that Mr. Parker, engineer and Mr. Carballo, architect, both for 27 Brockden Drive are in attendance. Mr. Ramez Samuel is joining via Zoom conferencing.
- Mr. Weber states that at our last Board of Health Meeting the applicant team for 27 Brockden Drive determined that they were prepared to revisit the plans to deal with the bedroom count issue that the Board was struggling with and to also make a proposal. The consensus of the Board was that if the home could become a four-bedroom in a way that makes sense then that would be a solution to moving forward. During that meeting it was also determined that a road is not considered to

be an adjoining property and the 25ft. rule does not need to be considered for this case.

- Mr. Levitt states that the septic plans have been revised down to accommodate a four-bedroom home. Mr. Weber asks if the footprint of the system is then smaller. Mr. Levitt asks that Mr. Parker confirm.
- Mr. Parker confirms that the septic system design has been revised to accommodate a four-bedroom home and that the foot print for the design is smaller – for the field and for the tank foot print. It's still a pressure dose system and the 1.5 overdesign is for the ejector pump – there was existing plumbing in the home for the ejector pump prior to this project beginning.
- Mr. Levitt asks that Mr. Carballo walk the Board through the revised architecture for the home.
- Mr. Carballo explains that the original architectural design plan included five-bedrooms and two additional offices. The revised architecture illustrates the adjoining of the offices into adjacent bedrooms on the first and second floors. The office doors have been eliminated and each master bedroom will have a large dressing area and walk in closet.
- Mr. Carballo explains that there's an archway between the his and her closet area. A wall is left there, however, only as wall space for clothes.
- Mr. Weber asks about the full bathroom located across the hall from the downstairs bedroom and wonders if there are thoughts to eliminating this feature.
- Mr. Levitt explains that this is an extra bathroom for convenience in the home. That having the extra full bathroom may enhance the value of the home.
- Mr. West sought to clarify Mr. Weber's question about the bathroom; specifically if whether the issue is with having a bathroom there or that it's a full bathroom.
- Mr. Weber states that he will come back to that.
- Mr. Carballo continues that the second-floor bedroom and office have been adjoined – the office has been incorporated into the master bedroom, allowing for a large dressing area and walk-in closet.
- Mr. Weber would like to know if there's any change to the basement level. Mr. Carballo states that there's a powder room in the basement and that the walls in the basement have been removed to allow for one large open space. There's nothing enclosed, but storage space could be made use of.
- Mr. Weber asks if the Board has additional questions.
- Mr. Smith asks if demolition permits have been applied for – for the breakdown of the existing walls. Mr. Levitt states that they're waiting for approval first from the Board of Health.
- Mr. Mills asks what would be the best way to put future owners on notice that this is a four-bedroom home. Ms. Freer suggests a Statement of Confirmation: Number of Bedrooms and a Deed Restriction be put in place. Mr. Mills and Ms. Freer explain that both would require notarization and would have to be recorded with the County Clerk. Both documents will then be filed in the Mendham Township Board of Health Office. Further, these documents put the new owners on notice that the septic system is a high efficiency system that requires regular maintenance.
- Mr. Smith asks if Mr. Samuel has any questions or comments about the required documents.

- Mr. Samuel states that he is okay with what is required.
- Mr. Weber states that the full bathrooms that are outside of the master bedroom/bathrooms, on each floor, are a concern because having them could encourage future home renovations to increase the number of bedrooms.
- Mr. Levitt asks if the Board would consider a shower rather than a tub/shower combination. Mr. Levitt asks Mr. Samuel if he understands what the Board is discussing.
- Mr. Samuel states that the shower and bath combination is for guests and that this is not an invitation for renovations.
- Mr. Levitt asks the Board if they would be inclined to accept that the powder room by the garage be expanded for a full bathroom and the first-floor hall bath changed into a powder room.
- Mr. Carballo states that switching the two bathrooms would not be a problem and in fact makes better sense in terms of layout. Mr. Samuel is okay with this switch.
- Ms. Freer and Mr. Korshalla are okay with the revised plans for septic and architecture and have no further comments.
- Mr. Weber states the conditions that remain are:
 - a. Revise architecture plan to flip the two common area bathrooms on the first-floor and;
 - b. Delivering and filing a Deed Restriction and a Statement of Confirmation: Number of Bedrooms in each case in form and substance approved by the Boards Council (Mr. Mills) in the appropriate Township and County records.
- Mr. Weber makes a motion to approve the application on those terms. Mr. West seconds the motion.

ROLL CALL VOTE – YES

Ms. Reale
 Mr. Smith
 Mr. Weber
 Mr. West
 Ms. Caporrino

BLOCK 127 LOT 82

APPLICANT: TERENCE ARIMBOOR

APPLICATION: Alteration Expansion/Change in Use – 24 Schoolhouse Lane – Engineering & Land Planning Associates, Inc.

- Derek Ranger, Engineer with Engineering & Land Planning Associates, Inc. is in attendance on behalf of the applicant for 24 Schoolhouse.
- The proposed project involves demolishing the existing one-story, three-bedroom dwelling but keeping the existing foundation and rebuilding a four-bedroom, two-story dwelling. Plot plan and architectural drawings will be submitted separately.

- Mr. Ranger explains that in terms of the septic system, ELP is proposing to use the existing 1000g tank, which is all gravity fed to a new septic field. The field size is 21x52 and the design volume is 650g per day.
- Mr. Weber asks if any waivers or exceptions are being requested of the Board. Mr. Ranger states, no.
- Mr. Weber states that based on the comments given from Mr. Korshalla and Ms. Freer, this application appears incomplete. Mr. Weber asks if Mr. Ranger is ready for the Board to act on this application. Mr. Ranger states that no action is expected at this meeting.
- Mr. Weber states that there are many revisions before the Board could consider the materials that were submitted and that it makes sense for the applicant to complete the revisions, resubmit the application and at that point the Board can take action.
- Mr. Ranger agrees and states that he would like to table the application and resubmit everything for review at the next meeting.
- Mr. West makes a motion to table the application. Mr. Weber seconds the motion.

ROLL CALL VOTE – YES

Ms. Reale
 Mr. Smith
 Mr. Weber
 Mr. West
 Ms. Caporrino

HEALTH OFFICER’S MONTHLY REPORT

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

June 2021

- Health Officer and Assistant Health Officer continue work with Covid-19 duties.
- Ms. Stephanie Gorman and Dr. Carlos Perez are assisting with some of the proposed septic system plans.
- There was an amendment to the septic code in regards to the NEHA certification for advanced waste water systems and contractors:
 - 7:9A-3.17 System Professionals
 - a. An authorized installer shall, upon request, provide the Department or the administrative authority with written evidence from those manufacturers and/or system integrators certifying that the installer has sufficient knowledge to install the proprietary technologies in accordance with all manufacturer specifications.
- Ms. Freer spoke with a representative at Animal Control Solutions and the County will now receive animal incident reports for Mendham Township.
- There has been an uptick in food borne illnesses throughout the County.
- Mr. Weber makes a motion to accept the Health Report as presented. Mr. West seconds the motion.

ROLL CALL VOTE – YES

Ms. Reale
Mr. Smith
Mr. Weber
Mr. West
Ms. Caporrino

General Correspondence

Shared Services Agreement for Public Health Services:

- Mr. Weber has several questions and comments that are not legal in nature but more about the process. Ms. Freer states that she will record all questions and comments and bring them to the attention of Dr. Perez.
- Mr. Monaghan explains that Dr. Perez has requested a response by September 15, 2021 because the County is preparing their budget for 2022. The Township Committee will need to vote on the contract and accept it.
- Mr. Monaghan states that there are two Township Committee meetings prior to the September 15 deadline, where the contract can be voted on.
- Mr. Weber would like to know where the annual 2% increase comes from and if the Board is comfortable with the increase.
- Mr. Monaghan states that because of Covid-19 the Public Health Nursing activities that were provided to the Township, as part of the contract, have not be provided, i.e. blood pressure screening.
- Mr. Weber states that the public health services should still be provided to the Township while also being able to attend to other professional services.
- Mr. Monaghan suggests that Dr. Perez attend the August 24, 2021 Board of Health meeting to discuss the Shared Services Agreement for Public Health Services in greater detail.
- Mr. Mills requests that Dr. Perez attend the next Board of Health meeting.
- Mr. Weber requests that the County provide a red-lined copy of the proposed agreement showing all changes (if any) from the agreement now in effect.
- Mr. Monaghan will send a note to the Township Committee to let them know of the Board of Health discussion regarding the shared services contract and the preliminary plan.
- Mr. Smith would like a breakdown of the financial numbers – administrative, health officers, public health nursing, health educator, etc. When the situations are overwhelmed, does Mendham Township still receive that individual administrative time?

Meeting Adjourned: 9:05 pm