

**FRANKFORD TOWNSHIP BOARD OF HEALTH
REGULAR MEETING
MONDAY, DECEMBER 14, 2020**

M I N U T E S

Meeting called to Order @ 6:30 p.m.

CALL TO ORDER: This meeting is being held in compliance with the Open Public Meetings Act. Adequate notice has been given to the NJ Herald and the Meeting Notice posted in the Municipal Building.

FLAG SALUTE: Was conducted by Sheila Risley.

ROLL CALL: In attendance was Sheila Risley, Michael Dolan, Mat Wingle and Danae Dotz. Not present were Ralph Smith, Ruth Campo and Laura Quigley. Also present was Diane Brauchle, Board of Health Secretary.

VARIANCES:

- Wentink & Associates - Block 55.01, Lot 22 - 205 Morris Turnpike.
Mr. Wentink spoke of the design of the new disposal system since the owner has been having a lot of problems, which includes the 1500-gallon two compartment tank to comply with the Township Code. The pump tank needs to be replaced. There is currently a 500-gallon pump tank, and since this is a 3-bedroom home, it needs 1000-gallon pump tank, which will be replaced. The issue is the distance of 55 feet from the well rather than 100 feet, which our ordinance state. Mr. Wentink stated that his concern was that they hit ledge rock at about 4 feet. Mr. Wentink stated that the further that they move to the north there isn't much on the lot. Mr. Dolan mentioned that there are no health department records for either the well or the septic system on this lot, so therefore there is a lack of background. Mr. Wentink mentioned that there are no neighboring wells affected.

A motion was made by Mat Wingle to approve the septic design plan submitted by Wentink & Associates, for Block 55.01, Lot 22, 205 Morris Avenue, seconded by Laura Quigley. Roll Call Vote: Ayes: Smith, yes; Risley, yes; Campo, yes; Quigley, yes; Wingle, yes. Nays: Dolan, no. With a majority of the vote in favor, motion carried.

- Wentink & Associates - Block 140, Lot 3 - 46 Lower N. Shore Road - Approval for new plans submitted for the ATS. (Previous approval given).
- Davies Engineering - 48 Bonning Road - Block 266, Lot 9
Daniel Davies, P.E., Davies Engineering, stated that he submitted septic design to the Sussex County Health Department and did receive approval, although it was stated by Adam Boltz, that a variance is needed for the Frankford Board of Health due to the close proximity of a "stream" to the proposed sewage disposal field. This variance is

related to Chapter BH2, Section BH2-12 e. 2. The requirement of a minimum distance of 100 feet between the proposed septic alteration disposal field and a watercourse. The proposed setback is 4.0 feet. Due to the lot width being 100.30 feet and a water course running the length of the subject property from Bonning Road to Lake Owassa, there is no ability to comply with the minimum setback requirement. Advanced Treatment System, two-compartment, is included in the design, and the reason they are here tonight Mr. Davies stated is the close proximity to the stream. Therefore, a variance is being requested for the proposed septic alteration design location.

A motion was made by Mike Dolan to approve the variance and septic plan as submitted, seconded by Sheila Risley. Roll Call Vote: Ayes: Smith, yes; Risley, yes; Campo, yes; Quigley, yes; Dolan, yes; Wingle, yes. With all ayes and no nays, motion carried.

- Civil Engineering – Block 271, Lot 22.01 – 64 Blackford Road
J. Glasson with Civil Engineering prepared the septic sign plan for Mr. VonAncken, at 64 Blackford Road. This is a lakefront property on Lake Owassa. This is a unique property in that the elevation difference from the road to the front of the house somewhere in the neighborhood of 50 to 60 feet so that renders the area from the front of the house to the road unusable for a septic system. Currently in that area is a shallow well. Mr. VonAncken is proposing to drill a new well, and there is only 66 feet of frontage on Blackford, depth is about 200' and there is 99' of frontage on the lake. The driveway channels across from the adjacent lot and that lends to how steep this property is and that this is the only way that this property can be serviced. There is a cesspool at the bottom of the driveway right on the lakefront area. Mr. Glasson is proposing adding a new system here, and they did testing back in November, there is an extremely high-water table and there is no choice but to put the system on the lakefront, so therefore there is a treatment system ATU going to an Ecoflo EC7 unit on the lakefront side with a disposal bed. The reason for the variance is the setback from the water body which is 100-foot requirement and there is an area on the left-hand side of the bed that is 25.5 feet away. Mr. Glasson mentioned that he feels that this is justified that the existing condition is a cesspool that basically discharges direct raw affluent right into the ground to the left of where the bed is now. We are running this through a complete treatment system and treating it before it goes in the system. Size requirement is 478 with an advanced treatment unit and will provide 484 in excess of the State Requirement.

A motion was made by Mat Wingle to approve the Variance Application and Septic System Design Plan for Block 271, Lot 22.01 – 64 Blackford Road, seconded by Ruth Campo. Roll Call Vote: Ayes: Smith, yes; Risley, yes; Campo, yes; Quigley, yes; Dolan, yes; Wingle, yes. With all ayes and no nays, motion carried.

- Allen J. Campbell, P.E., P.P., C.M.E. – Block 162, Lot 54 - 22 Myrtle Avenue
Christine Reich appeared before the Board requesting a Variance due to the proximity of the existing wells, and the existing septic system is 75 feet from an adjacent well, and 90 feet from an adjacent well, and the proposed septic system will increase the distance from 95 feet and 111 feet. There is an existing septic system that is 74 feet

from the lake and it will now be 50 from the lake. An Aqua Clear System will be installed which will pre-treat before it goes into the bed.

A motion was made by Mat Wingle, to approve the Variance Application and Septic System Design presented by Allen J. Campbell, Engineer, seconded by Sheila Risley. Roll Call Vote: Ayes: Smith, yes; Risley, yes; Campo, yes; Quigley, yes; Dolan, yes; Wingle, yes. With all ayes and no nays, motion carried.

- G. Gloede and Associates – Block 269, Lot 27 – 11 Doris Drive
G. Gloede and Associates appeared via GoToMeeting before the Board to approve the Variance Request submitted for a Septic System Alteration for 11 Doris Drive. Proposing to replace the field that was there which is saturated with a larger field and installation of an Ecoflo system and treatment.

A motion was made by Mat Wingle to approve the Variance Request and Septic System Design for 11 Doris Drive, submitted by G. Gloede and Associates, seconded by Sheila Risley. Roll Call Vote: Ayes: Smith, yes; Risley, yes; Campo, yes; Quigley, yes; Dolan, yes; Wingle, yes. With all ayes and no nays, motion carried.

HEALTH DEPARTMENT:

James McDonald and Adam Boltz Retirement announced.

Moving forward all information should be forwarded to Joe Farinella regarding wells and septic.

BUDGET:

Request for a laptop for 2021 Budget for Board of Health Secretary.

A motion was made by Mike Dolan to approve the purchase of a laptop for the Board of Health Secretary, seconded by Mat Wingle. Roll Call Vote: Ayes: Smith, yes; Risley, yes; Campo, yes; Quigley, yes; Dolan, yes; Wingle, yes. With all ayes and no nays, motion carried.

RABIES CLINIC:

The rabies clinic went off without any issues at the new location. We need to approve the fee for Dr. Castimore for the disposal and syringes in the amount of \$240.00.

A motion was made by Mike Dolan to approve the Purchase Order for Dr. Castimore for his services at the 2020 rabies clinic, disposal and syringes in the amount of \$240.00, seconded by Ralph Smith. Roll Call Vote: Ayes: Smith, yes; Risley, yes; Campo, yes; Quigley, yes; Dolan, yes; Wingle, yes. With all ayes and no nays, motion carried.

A motion was made by Mike Dolan to approve the Purchase Order for the Sussex County Fairgrounds for their facility use fee in the amount of \$100.00 for the rabies clinic, seconded by Mat Wingle. Roll Call Vote: Ayes: Smith, yes; Risley, yes; Campo, yes; Quigley, yes; Dolan, yes; Wingle, yes. With all ayes and no nays, motion carried.

2021 Meeting Dates:

- Meeting Dates – 2021 – Tentative Dates at 6:30 P.M.
January 19th, 2021 – Re-Org
March 16th, 2021; May 18th, 2021; September 21st; 2021 & November 16th, 2021.
Re-Org for 2022 – January 18th

A motion was made by Mike Dolan to approve the 2021 meeting schedule as written, seconded by Mat Wingle. All in favor.

OLD BUSINESS:

- Procedure for filing Variances – Per Mike Dolan
Mike Dolan discussed the need to change the Board of Health Ordinance regarding Variance Applications for the 100-foot setback distances. Also suggested changing lakefront properties to require ATS Systems unless there is adequate space away from the lake, and existing wells. Mr. Dolan will draft a change to the current ordinance for discussion at the next meeting.

Ty Kobis, Excavating – 37 Haggerty Road – Spoke about the need to change the ordinance expressing time constraints.

- BOH vs. TOWNSHIP CODE – Discrepancies
There was a meeting with the Land Use Board and the time period for the Campground for residents to be out by October 31st, is for the newer campgrounds not the ones in existence for years. Mike Dolan spoke about the older campgrounds such as Harmony Ridge, Edgemont, Kymers, those are all pre-existing, non-conforming uses to the Zoning Ordinance. Mr. Dolan mentioned that consequently the zoning regulations which purport to govern the campgrounds are not applicable to the older campgrounds. The only newer campgrounds that needs to adhere to this is the Sussex County Farm and Horse Show.
- Violations – Ann Bell, Zoning Officer – Edgemont Campgrounds –
Fines and correspondence were presented to the Board and discussed.
- Candace Morgan – Sussex County Board of Health – Reports discussed.
- Activity Log – Sussex County Board of Health -Period 10/01/20 – 10/31/20 – Reviewed.

BOH LEDGER:

October – \$1,180.00
November - \$1,040.00
Presented to Board.

LAND USE BOARD:

- Land Use Board – Walter & Debbie Grote – “C” & “D” Variance, Block 170, Lots 5 & 6 – 65-67 Lakeview Point Avenue – (Emailed to Committee)
- Land Use Board – Our Lady Queen of Peace – Amended Use Variance and Site Plan – Block 19, Lot 1 – 209 US Highway Route 206 – (Emailed to Committee)

Mike Dolan provided an explanation.

PUBLIC COMMENT:

A motion was made by Mike Dolan to open to public comment, seconded by Sheila Risley. All in favor. Motion carried.

No Public.

A motion was made by Mike Dolan to close from public comment, seconded by Sheila Risley. All in favor. Motion carried.

ADJOURNMENT:

A motion was made by Ralph Smith to adjourn, seconded by Mike Dolan. All in favor. Motion carried.

Meeting closed at 8:15 p.m.

ATTEST:

Diane M. Brauchle

Diane M. Brauchle,
Board of Health Secretary