

**SPECIAL MEETING
of the
OAKLAND BOARD OF HEALTH**

August 9, 2016 - 7:00 p.m.

Conference Room - Municipal Building, Municipal Plaza, Oakland, NJ

CALL TO ORDER

The meeting was called to order at 7:02 PM.

Roll Call: Ms. Ashkenazi, Mr. Ashkenazi, Mr. Ostapczuk, Mr. Pignatelli, Mr. Tiffinger and Ms. West

OTHERS PRESENT

Kristin Caperino, R.E.H.S., Marjorie Vanacore, Principal, R.E.H.S., Mr. Thomas Jr. Romans, Esq. and Mr. Bryan Rowin, owner of 21 Wenonah Avenue

MEETING ANNOUNCEMENT

Mr. Tiffinger announced the meeting was being held in accordance with the regulations of the Public Meetings Law, notices of which were sent to The Record and any other persons requesting same.

REQUEST FOR WAIVER OF REQUIREMENTS SET FORTH IN BH:6-8

This meeting was held at the request Mr. Bryan Rowin, owner of 21 Wenonah Avenue, Block 5201, Lot 15. Mr. Rowin's engineer, Paul Laptka of Eid and Laptka, submitted septic design plans for an expansion to the septic system to accommodate a proposed two-bedroom addition to the existing three-bedroom dwelling. Mr. Rowin stated the additional two bedrooms are necessary due to the recent birth of his twins. With five children, age five and under and two adults in the house, it is now too small.

Under BH:6-8, an expansion in the number of bedrooms in a dwelling requires an expansion to the septic system to accommodate the additional bedrooms as well as an added 20% field area of safety. The septic plans submitted by Mr. Laptka did not include the required added 20% field area of safety. The septic plans included an Alternative Pre-Treatment System which enables the size of the field to be reduced. Under the state septic code, N.J.A.C. 7:9a, septic plans including Alternative Pre-treatment must include a reserve area, or the difference between the reduced size of the field and what would be required without Alternative Treatment. The plans were rejected because neither of these requirements were met.

Mr. Rowin requested a waiver of the 20% field area of safety requirement set forth in BH:6-8 due to the significant cost of the retaining walls that would be required on his tiered property to accommodate the added field area and because the effluent discharged from the Alternative Pre-treatment System is cleaner than the effluent discharged from a septic system without Alternative Pre-treatment technology. Furthermore, the systems designed in 2007, when BH:6-8 was adopted, rarely included Alternative Pre-treatment technology.

The Board and Inspector Vanacore discussed the matter and agreed the septic system designed by Mr. Lapatka for 21 Wenonah Avenue is an improvement over the existing three-bedroom septic system, and, with the exception of the inclusion of the reserve field area, the design plan meets state septic code requirements for a five-bedroom septic system with Alternative Treatment technology.

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On motion of Mr. Ostapczuk, seconded by Mr. Pignatelli, the septic system design submitted by Mr. Laptaka for 21 Wenonah Avenue was approved, subject to a revision that includes the reserve field area required to meet the state septic code.

Roll Call: All Yeas - Ms. Ashkenazi, Mr. Ashkenazi, Mr. Ostapczuk, Mr. Pignatelli, Mr. Tiffinger, Ms. West

ADJOURNMENT

On motion of Mr. Ostapczuk, seconded by Mr. Pignatelli, the meeting was adjourned at 7:24 PM.

Roll Call: All Yeas – Ms. Ashkenazi, Mr. Ashkenazi, Mr. Ostapczuk, Mr. Pignatelli, Mr. Tiffinger, Ms. West

APPROVED:

Stephen C. Tiffinger, President

ATTEST: _____
Karin Kennedy Dubowick, Secretary

DATE: _____