

**REGULAR MEETING OF THE OAKLAND BOARD OF HEALTH**

**April 14, 2008 - 7:30 p.m.**

**Conference Room - Municipal Building**

- CALL TO ORDER** Meeting called to order at 7:33 PM by Mr. Beattie
- ROLL CALL** Mr. Beattie, Mr. Talucci, Mr. Tiffinger, Ms. Walpole, Ms. West, Ms. Wilgus – All Yes
- OTHERS PRESENT** Senior Sanitary Inspector Deborah A. McGrath, Council Liaison Pasquale Pignatelli, and Thomas J. Romans, Esq.
- MEETING ANNOUNCEMENT** **This meeting is being held in accordance with the regulations of the Public Meetings Law, notices of which were sent to The Record, Suburban Trends and any other persons requesting same.**

**REGULAR BUSINESS**

- MINUTES** The Board reviewed the March 11, 2008 meeting minutes.
- Motion of Ms. Walpole, seconded by Ms. West, minutes approved.
- Roll Call: Mr. Beattie, Mr. Talucci, Ms. Walpole, Ms. West, Ms. Wilgus – All Yes  
Mr. Tiffinger abstained.

- REPORTS** The Board reviewed the following reports:
- Secretary's/Registrar's Report – February 2008  
Sanitarian's Monthly Report – February 2008
- Mr. Pignatelli asked if anyone had followed up on the barrel that was in the river down by Ramapo Terrace. Inspector McGrath responded that she had and found no barrel and no fish. Coincidentally, she added, a phone call had been received earlier in the day about dead fish on the other side of the river. Unlike the last complaint, no barrel was sighted this time. Mr. Beattie directed Inspector McGrath to contact the Fire Department and arrange, at her and their convenience, to take a boat ride down the river to investigate further. Sometimes things cannot be seen unless you're right on top of them.
- Motion of Mr. Talucci, seconded by Ms. West, reports accepted.
- Roll Call: Mr. Beattie, Mr. Talucci, Mr. Tiffinger, Ms. Walpole, Ms. West, Ms. Wilgus – All Yes

- PAYMENT OF BILLS** Motion of Ms. Walpole, seconded by Ms. Wilgus, the following bills approved:
- |  |            |
|--|------------|
| 03/11/2008 – Bergen County Dept. of Health Services<br>(1 <sup>st</sup> Quarter 2008 Animal Control Svcs., per contract) | \$4,582.02 |
| 04/02/2008 – Ramapo Valley Animal Hospital<br>(Administration of 123 Rabies Vaccinations)                                | \$ 615.00  |
| 04/02/2008 – Oakland Animal Hospital<br>(Administration of 28 Rabies Vaccinations)                                       | \$ 140.00  |

Roll Call: Mr. Beattie, Mr. Talucci, Mr. Tiffinger, Ms. Walpole, Ms. West, Ms. Wilgus - All Yes

## **UNFINISHED BUSINESS**

**MOTION TO UNTABLE** Motion of Ms. Walpole, seconded by Ms. West, unfinished business untabled.

Roll Call: Mr. Beattie, Mr. Talucci, Mr. Tiffinger, Ms. Walpole, Ms. West, Ms. Wilgus, - All Yes

### **41 HOPPER STREET**

This matter was adjourned in order to obtain Mr. Pignatelli's input and Mr. Tiffinger's, as well. Mr. Beattie reviewed with the Board what was discussed at last month's meeting. Mr. Pignatelli said the law states that any addition of 100 sq. feet or more requires an expansion to the septic if the daily flow of sewage is increased. It was Mr. Pignatelli's opinion that since the volume of sewage will not be increased by the new addition, Inspector McGrath's compromise is reasonable. The compromise includes limiting access to the office through the master bedroom and creating an archway between the two rooms. Furthermore, the office may not contain a closet. Mr. Tiffinger expressed concern that nothing would prevent the homeowner from changing the archway to a regular doorway after the C.O. is issued. Mr. Pignatelli agreed. However, he said it would be easy to prove that the change was not a part of the approved plan and done fraudulently because the plans are registered in the Building and Health Departments.

Mr. Tiffinger stated that bringing the septic up to code when an addition is done is the intent of the law. Mr. Tiffinger also stated that the odor concern referred to in last month's meeting minutes is not the only concern. Methane gas buildup caused by any kind of decomposition is a greater concern. Mr. Tiffinger agreed, however, that the compromise is reasonable. Mr. Romans' agreed. Mr. Pignatelli stated the Board could take this a step further and require the homeowner to have the septic pumped out, have the baffles checked to be sure they are in good shape, and submit a receipt to the Board proving the work was done. Taking it even further, the homeowner could be required to have the level of sludge measured to determine how well the septic has been maintained and give the homeowner a copy of a septic maintenance manual explaining why maintaining the septic is so important. Mr. Pignatelli stated it was the Board's decision as to what the homeowner will be required to do.

Mrs. West questioned the issue of the septic being 10' too close which was the main issue. Mr. Tiffinger stated that the addition does not meet the code by the letter of the law and that the Board would be granting a variance. Mr. Tiffinger stated that he still thinks there could be a methane problem because the garage which is 20' from the grey water system will be considered living space when living space is added above it. Mr. Beattie stated that he would be more concerned about methane if the yard sloped toward the garage and the pit was higher. Mr. Tiffinger stated that gas moves through the soil regardless of slope. Mr. Beattie summarized what the Board will require of the homeowner to grant the variance.

**Homeowner Sandy Conklin entered the meeting at 7:55 P.M.**

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**MEETING OPENED TO THE PUBLIC**

Motion of Ms. Wilgus, seconded by Ms. Walpole, meeting opened to the public.

Roll Call: Mr. Beattie, Mr. Talucci, Mr. Tiffinger, Ms. Walpole, Ms. West, Ms. Wilgus – All Yes

Mr. Beattie asked if everyone was in agreement on the compromise discussed prior to Ms. Conklin's arrival, and all replied that they were.

Mr. Beattie informed Ms. Conklin of the proposed compromise with regard to extending the master bedroom and adding an office:

1. No entrance to the office will be allowed off the hallway.
2. Access to the office must be gained through the master bedroom.
3. Entrance to the office must be an archway, with no door frame.
4. No closet will be allowed in the office.
5. The black water septic tank must be pumped, inspected and baffles must be working.

Mr. Beattie informed Ms. Conklin that a variance for the proposed addition would be granted based on her agreement to these conditions. Mrs. Conklin agreed to the conditions and thanked the Board. Mr. Pignatelli advised the Board to have Mr. Romans draw up a resolution outlining the conditions which should be signed by Mr. & Mrs. Conklin and then placed in the file as a permanent record. Mr. Romans agreed to do so.

Mr. Beattie also directed Ms. Dubowick to send a memo the Building Department requesting an extension on the permit, if it in fact is about to expire, due to the fact that the Board held up the permit, not Ms. Conklin.

Motion of Mr. Talucci, seconded by Ms. West, the Board memorialized a septic variance to build the proposed addition at 41 Hopper Street, based on the conditions outlined above.

Roll Call: Mr. Beattie, Mr. Talucci, Mr. Tiffinger, Ms. Walpole, Ms. West, Ms. Wilgus – All Yes

**MEETING CLOSED TO THE PUBLIC**

Motion of Ms. Walpole, seconded by Ms. West, meeting closed to the public.

Roll Call: Mr. Beattie, Mr. Talucci, Mr. Tiffinger, Ms. Walpole, Ms. West, Ms. Wilgus – All Yes

**NEW BUSINESS**

**S.M.A.C. PROGRAM**

**Dr. Davis entered the meeting at 8:15 PM**

The Board discussed whether or not to continue offering the S.M.A.C. Blood Testing Program due to the fact that only 23 people participated in 2007. Various suggestions were made. The Board agreed with Ms. Wilgus' suggestion to set up a table at the town fair to encourage participation. Also suggested was to offer the program in conjunction with the Flu Shot Program. Ms. Dubowick was directed to speak with the Director of the Senior Center about this possibility. Ms. Wilgus

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volunteered to man the booth, as did Ms. Dubowick. Mr. Tiffinger said Bergen County Office of Health Promotion would be able to come, as well. Ms. Wilgus suggested that other commissions such as the Shade Tree Commission and Environmental Commission, participate to inform residents of what is being done for them. Ms. Dubowick said she would also have to speak to Valley Hospital to see if the nurses would be available to run the Flu Program in the morning.

### **ATTENTION SMOKERS**

Ms. Dubowick showed the Board a flyer she had put together to raise awareness about two new programs available to smokers to help them quit. She explained that the flyer draws attention to the fact that smokers are already aware of the health risks and approaches quitting from the standpoint of the cost of the habit. Over five years, a pack-a-day habit costs \$11,000. Ms. Dubowick was directed to distribute the flyer to the middle and high schools and to submit it for publication in Crossroads.

### **STAMP OUT STIGMA**

Ms. Dubowick informed the Board that Bergen Community College in conjunction with other state and county organizations will be holding an initiative at Bergen Community College to help raise awareness of the importance of mental health and to help Stomp out Stigma associated with mental health illness. Ms. Dubowick said she will be attending the initiative on April 16<sup>th</sup> and will report back at next month's meeting.

### **CROSSROADS**

Ms. Dubowick prepared an article on rabies for the Board to consider for publication in the next issue of Crossroads. The Board directed Ms. Dubowick to submit the article.

### **COPPER TREE MALL**

Inspector McGrath informed the Board about a sewage overflow that occurred at the Oak Crest Condominiums located on East Oak Street. The problem has been ongoing for many years and the Condo Association wants something done. The flow of sewage coming out the manhole cover in the driveway of the entrance of the condominium complex was a foot high this time it overflowed and was running down into the storm drain at the bottom of the hill. The Oak Crest sewage treatment plant serves both the condos and the Copper Tree Mall. The problem is in the line coming from the Mall that goes up the driveway of the condo complex. An easement to repair and maintain the line was granted to the mall by the condo association when the condos were constructed. The owner of the Mall has agreed to fix the problem and has been notified that it must be fixed.

### **ANY OTHER BUSINESS**

None.

### **ADJOURNMENT**

Motion of Ms. Walpole, seconded by Dr. Davis, the meeting was adjourned at 8:30 PM.

Roll Call: Mr. Beattie, Dr. Davis, Mr. Talucci, Mr. Tiffinger, Ms. Walpole, Ms. West, Ms. Wilgus – All Yes

APPROVED:

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Ronald J. Beattie, President

ATTEST: \_\_\_\_\_  
Karin Kennedy Dubowick, Secretary

DATE: \_\_\_\_\_