

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, February 15, 2017

The Shamong Township Rent Control Board met at the Township Building, 105 Willow Grove Road, Shamong, NJ. Those members present were Steve Bond, Chris Zehnder, JoAnne O'Connor, Bob Clark, Tracey Holbrook, and Joe Dutka.

Chris brought the meeting to order at 7:30 P.M. The secretary read the Sunshine Statement. A salute to the flag followed.

A motion was made by Steve Bond and seconded by Tracey Holbrook to waive the reading of the minutes and to accept.

New Business:

Secretary reads Resolution #2017-01 in memory of board member Ray Miller.

Chris Zehnder states there is a vacancy as an alternate on the Board.

Lori Greenberg, Attorney appearing on behalf of Fawn Lake distributed copies of correspondence sent to residents to inform them that there is 1) a meeting this evening and an opportunity to meet the engineer and to ask questions about the workings of the septic system/s, and 2) the requirement of proof of homeowners' insurance, and 3) a requirement to complete the census of household members.

Lori introduces Rich D'Andrea - sworn in by JoAnne O'Connor - is asked by Chris how will the required information be obtained. Rich states that they are creating a spreadsheet to maintain the information going through it monthly and sending reminders yearly.

Paul Dietrich, Professional Engineer for ETS, is sworn in by JoAnne O'Connor, explains he is here to answer any questions from the board and from the tenants. Also Paul states a letter rec'd from the Pinelands Commission confirms that applications submitted do not have to be reviewed. D.E.P. application review period is 90 days and normally the D.E.P. comes back with some review comments that should be addressed before work can begin, therefore no prep work can be started. Paul says that brochures were sent to tenants on how a septic system works. Paul then explains the process to the board and the public.

Bob Clark asks Paul to clarify the difference between the Preservation area (where Fawn Lake is located) and the Protection area. Chris asks 1) if the filters are plastic, screen types – Paul answers – yes, 2) for clarification on the number of units on a system - Paul answers one is four but most are two, 3) about the maintenance schedule for the filters – Paul answers it should be once a year, and 4) if there is an

alarm on the system – Paul states yes, several different alarms including one in case the electricity is out for a period of time.

Tracey Holbrook asks who will be maintaining the filters and someone from Fawn Lake answers that they will be maintaining the filters.

Paul Dietrich assures that the first five years after repair/replacement should not have any issues AND if there are, this proves that the tenant/s is/are abusing the system. Bob Clark asks for clarification. Paul states the tenant is dumping grease or oil which clogs the filter and would cause the tank to overflow. According to the D.E.P., Paul states the tank should be pumped every five years. Paul states that the handout sent to residents details the do's and don'ts for a healthy system.

Chris asks about the 90 day period of application submission. Paul states the application to the D.E.P. was sent within the last week or two. For simplicity, Paul says to start 90 day from date of this meeting.

Tracey asks who will be helping in moving anything if it interferes with a proposed, or extension of, mound. Rich answers that the park is willing to offer help with moving a shed on a skid at site 17 and a playground.

Steve Bond asks for estimated timeframe for installation of systems once approved. Rich answers that the contractor thinks it will be a couple of weeks for each.

Chris asks if there are any questions from the public for Paul. Lynn Brown, 17 Spearhead Lane, is sworn in by JoAnne O'Connor, asks if her system will be removed or filled in and Paul answers for her system, it will be removed and replaced.

Tracey asks if Fawn Lake will still be assisting in the mowing or maintaining of the mounds. Rich nods yes.

Harry Lewis, 23 Indian Ann Trail, is sworn in by JoAnne O'Connor, asks if power goes out, is the system attached to a generator. Paul answers that the pump is linked to the resident's home power and has a day's supply worth of reservoir for flushing toilets.

Alan Nixon, 92 Arrowhead Road, is sworn in by JoAnne O'Connor, wants to clarify that Fawn Lake pays for the pump.

Nancy String, 64 Indian Ann Trail, sworn in by JoAnne O'Connor, asks what happens to tenants who do not comply with Fawn Lake's requirement to have homeowner's insurance. Lori answers that the lease requires the tenants have it and if they do not comply, it may mean further action which can lead to possible eviction.

Tracey asks about spill insurance for an oil tank. Lori confirms that a homeowner should have it and it can easily be obtained from a company such as Proguard.

Harry Lewis follows up with a question regarding septic overflow in the soil and if the contaminated soil would be removed. Paul states, according to regulations, it is not considered hazardous or contaminated and would not need to be removed.

Tracey thanks Paul for his presentation. Chris closes comments from public.

Chris wants to discuss license extension for Fawn Lake – currently March 7th- Steve makes a motion to extend 90 days and Bob seconds. All board members are in favor.

Chris opens the meeting to the public and with no one forthcoming, he closes the meeting.

Next meeting is scheduled for March 15th, 2017.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Kathleen A. Breitzman