

**TOWNSHIP OF DENNIS
BOARD OF HEALTH
REGULAR MEETING AGENDA
July 26, 2022
5:30 P.M.**

1. **CALL TO ORDER:** Frank L. Germanio, Jr., Chairperson
2. **MEETING NOTICE PURSUANT TO N.J.S. 10:4-6 to 10:4-21.**
3. **ROLL CALL:** _____ Z. Matalucci, _____ F. Germanio, _____ S. Turner, _____ T.VanArtsdalen
_____ M. Cox, _____ J. Justice

4. **PLEDGE OF ALLEGIANCE FOLLOWED BY MOMENT OF SILENCE**

5. **ITEMS THAT ARE PENDING:**

A. **CORRESPONDENCE:**

1. 06/18/2022 – P.L. 2021 c. 182 (N.J.A.C. 5:28A) – Lead-Based Paint Inspections in Rental Dwelling Units.
2. 07/11/2022 – N.J. Poison Control Center – Advisory – Hidden Poisoning Risk While Vacationing – Carbon Monoxide (CO) Poisoning.
3. 07/25/2022 – Atlantic City Electric – Application for Short Term Water Permit By-Rule.

Approved by: _____ Z. Matalucci, _____ F. Germanio, _____ S. Turner,
_____ T.VanArtsdalen, _____ M. Cox, _____ J. Justice

B. **COUNTY INSPECTIONS/VIOLATIONS:**

1. None.

C. **DOG REPORT:**

1. There have been 299 dog licenses issued to date for 2022.

D. **NOTICE OF CONFINEMENT OF DOMESTIC ANIMAL(S) WITH KNOWN OR SUSPECTED EXPOSURE TO RABIES:**

None.

E. SUSPECTED HAZARDOUS SUBSTANCE DISCHARGE NOTIFICATION:

None.

F. APPROVAL OF BOARD OF HEALTH REGULAR MEETING MINUTES:

June 28, 2022 regular meeting minutes.

Approved by: _____ Z. Matalucci, _____ F. Germanio, _____ S. Turner,
_____ T. VanArtsdalen, _____ M. Cox, _____ J. Justice

6. COMMENTS:

7. MOTION TO ADJORN MEETING:

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Lead-Based Paint Inspections in Rental Dwelling Units

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This program implements the requirements of P.L. 2021, c. 182 for the period inspection of lead-based paint hazards in certain rental single-family, two-family, and multiple dwelling units.

[About the Director](#)

[Bureaus, Offices & Programs](#)

Regulations for P.L. 2021, c. 182 are forthcoming and on June 18, 2022, proposed as [N.J.A.C. 5:28A](#). Public comment period ends September 16, 2022.

[Codes & Regulations](#)

[Code Official Information](#)

The method of inspection for each municipality is available here: [Municipal Listing – Visual and Dust Wipe Inspections](#)

[Advisory Boards](#)

[Alerts & Issues](#)

Below are some frequently asked questions. For more information, please see the [Lead-Based Paint in Rental Dwellings Guidelines](#).

[Publications](#)

[Construction Reporter](#)

1. What is lead and its associated hazards?
2. How does one identify lead-based paint hazards?
3. What are the requirements of municipalities under P.L. 2021, c. 182?
4. What are the requirements of property owners under P.L. 2021, c. 182?
5. What dwellings are required to be inspected and what dwellings are exempt?
6. What is the periodic inspection procedure?
7. What is a visual assessment?
8. What are dust wipe samplings?
9. What does interim controls mean?
10. What does abatement mean?
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12. Who can perform lead remediation work?
13. What is required for municipal record keeping to be in compliance with the Act?
14. What investigations are required under the Act?
15. What are the penalties for failure to comply with the Act?

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Related Links

[Lead-Based Paint in Rental Dwellings Guidelines](#)

[N.J.A.C. 5:28A Lead-safe Certification Fillable Form](#)

[Division of Codes and Standards Lead Hazard Abatement Program](#)

[Division of Housing and Community Resources Lead Assistance Programs](#)

What is lead and its associated hazards?

Lead is a toxic, naturally occurring element and heavy metal in our environment that was widely used in commercial products such as gasoline, paint, cosmetics, spices, and pottery. Lead exposure in children can cause nervous system and kidney damage, as well as learning disabilities, attention-deficit disorder, and decreased intelligence. It can also cause behavior, speech, and language problems, hearing damage, decreased muscle and bone growth, and poor muscle coordination.

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How does one identify lead-based paint hazards?

Lead-based paint is usually not a hazard if it is in good condition, and the paint is not on an impact or friction surface, such as a window. Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs attention. Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can reside on surfaces and objects that people touch.

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What are the requirements of municipalities under P.L. 2021, c. 182?

The law imposes an obligation on municipalities to perform or hire a certified lead evaluation contractor to perform inspections of certain single-family, two-family, and multiple rental dwellings for lead-based paint hazards every three years or upon tenant turnover where there is no valid lead-safe certification. Municipalities must permit dwelling owners/landlords to directly hire a certified lead evaluation contractor for this purpose.

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What are the requirements of property owners under P.L. 2021, c. 182?

If lead-based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms. Property owners must also report all tenant turnover activity to the municipality. Lastly, property owners must provide a copy of N.J.A.C. 5:28A, any lead-safe certifications, and the accompanying guidance document, Lead-Based Paint in Rental Dwellings, to any prospective owners of the dwelling during the real estate transaction, settlement, or closing.

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What dwellings are required to be inspected and what dwellings are exempt?

All single-family, two-family, and multiple rental dwellings must be inspected. The following dwellings are exempt:

Dwellings that were constructed during or after 1978.

Single-family and two-family seasonal rental dwellings which are rented for less than six-months duration each year by tenants that do not have consecutive lease renewals.

Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b).

Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law" (N.J.S.A. 55:13A-1).

This means that all multiple dwellings constructed prior to 1978 and registered with the Department for at least ten years that have a certificate of inspection issued by the Department of Community Affairs, Bureau of Housing Inspection, are exempt from this requirement.

A multiple dwelling that has been registered with the Department for at least ten years with an open inspection that has no violations for paint is also exempt from this requirement.

Dwellings with a valid lead-safe certificate issued pursuant to this law, P.L.2021, c.182. Lead-safe certificates are valid for two years from the date of issuance.

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What is the periodic inspection procedure?

For dwellings located in a municipality in which less than three percent of children tested, six years of age or younger, have a blood lead level greater than or equal to five micrograms per deciliter, the inspection may be carried out through visual inspection.

For dwellings located in a municipality in which at least three percent of children tested, six years of age or younger, have a blood lead level greater than or equal to five micrograms per deciliter, the inspection must be carried out through dust wipe sampling.

All rental dwelling units required to be inspected must be inspected for lead-based paint within two years of the effective date of the law, July 22, 2022, or upon tenant turnover, whichever is earlier. This means that the first inspection must take place no later than July 22, 2024.

After the initial inspection, all units shall be inspected for lead-based paint hazards every three years, or upon tenant turnover, whichever is earlier. An inspection upon tenant turnover is not required if the owner has a valid lead-safe certificate. Lead-safe certificates are valid for two years. If the lead-safe certificate has expired, and there will be a tenant turnover, an inspection will be necessary before the three-year inspection.

In all scenarios, the next inspection should be scheduled three years from the date of issuance of the most recent valid lead-safe certification.

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What is a visual assessment?

A visual assessment is an examination of all painted building components for deteriorated paint or visible surface dust, debris, or residue. The inspector should also look for paint chips or dust from painting activities that were not cleaned up and paint residue on floors.

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What are dust wipe samplings?

Dust wipe sampling is collected by wiping a representative surface, including floors (both carpeted and uncarpeted), interior windowsills, and other similar surfaces, and testing in accordance with a method approved by the United States Department of Housing and Urban Development (HUD). These samples must be undertaken properly to ensure that results are accurate.

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What does interim controls mean?

Interim controls are a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards.

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What does abatement mean?

Lead abatement is a set of measures designed to permanently eliminate lead-based paint hazards.

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Who can perform lead evaluation?

The New Jersey Department of Community Affairs certifies lead evaluation contractors. The New Jersey Department of Health licenses individual lead inspectors and risk assessors.

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Who can perform lead remediation work?

The New Jersey Department of Community Affairs certifies lead abatement contractors; the New Jersey Department of Health licenses individual lead abatement workers; the United States Environmental Protection Agency (EPA) certifies Renovation, Repair, and Painting (RRP) contractors. These firms are certified to perform RRP projects that address lead-based paint in homes.

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What is required for municipal record keeping to be in compliance with the Act?

Municipalities must maintain a record of all dwellings subject to this Chapter which shall include up-to-date information on inspection schedules, inspection results, and tenant turnover. Municipalities must also maintain a record of all lead-safe certifications issued pursuant to this Chapter; any time a lead evaluation contractor performs the inspection, the lead evaluation contractor must provide a copy of any lead-safe certifications issued to the municipality. Finally, municipalities must maintain a record of all lead-free certifications issued pursuant to N.J.A.C. 5:17.

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What investigations are required under the Act?

Municipalities are authorized to conduct investigations and issue penalties to enforce a property owner's failure to comply with the requirements of P.L.2021, c.182. If a municipality determines that a property owner has failed to comply with the requirements of this law, the property owner must be given 30 days to cure any violation by ordering the necessary inspection or by initiating remediation.

When a complaint is filed with the Department of Community Affairs, or of the Commissioner's own accord, the Commissioner is authorized to conduct investigations and issue penalties against a municipality for its failure to comply with the requirements of P.L.2021, c.182. The Department will give the municipality 30 days to undertake necessary inspections and provide proof in the form of valid lead-safe certifications or notification that lead-based paint hazards exist in a dwelling.

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What are the penalties for failure to comply with the Act?

If the dwelling owner has not cured the violation within 30 days, the owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated.

If the municipality has not cured the violation within 30 days, they shall be subject to a penalty not to exceed \$1,000 per week until the necessary action has been taken.

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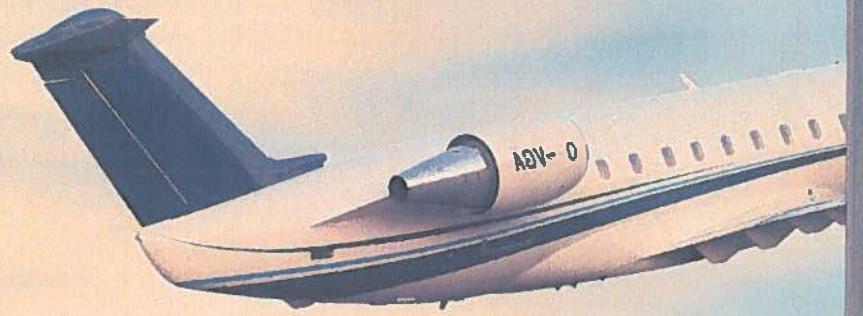


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 Department of Community Affairs
 PO Box 800
 Trenton, NJ 08625-0800



WARNING

HIDDEN POISONING RISK WHILE VACATIONING

[Watch Video](#)



Advisory from the NJ Poison Control Center

Warning: Carbon monoxide (CO) poisoning can cause sudden illness and death. Heating appliances and other equipment that burn carbon-based fuel, such as gas or wood, are a common source of accidental CO poisoning at lodging and rental facilities.

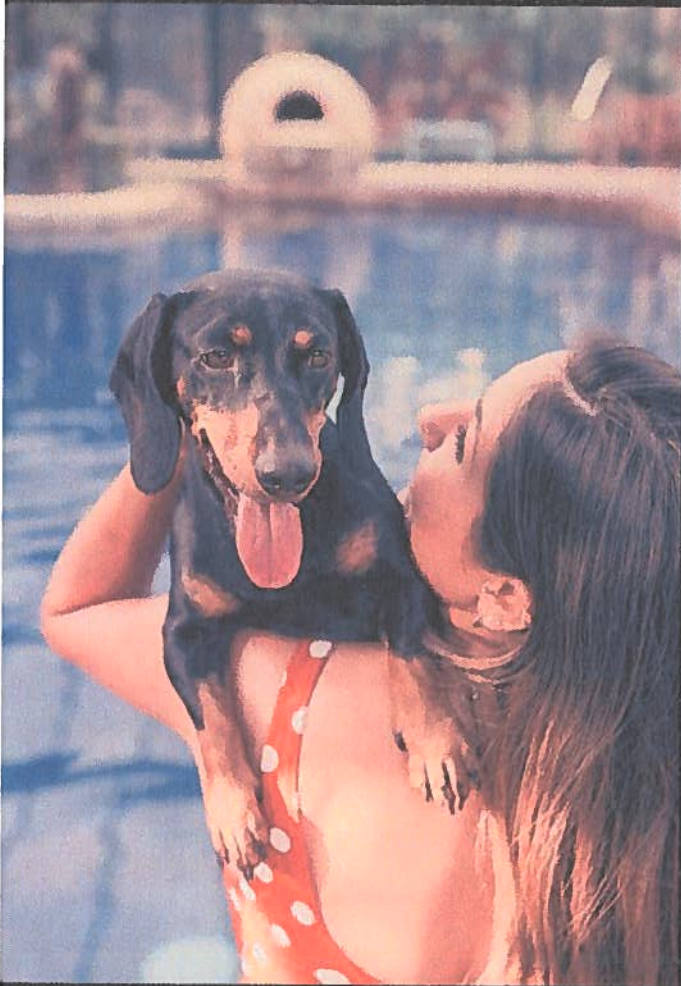


Sadly, it's not uncommon to hear of the tragic deaths of travelers caused by accidental carbon monoxide poisoning (CO). In a [recent incident](#), carbon monoxide poisoning was confirmed to be the cause of death of three Americans vacationing at a Bahamas resort.

Accidental CO-related illness and death from faulty or improperly vented fuel-powered heaters, appliances, and other equipment can occur anywhere — private homes, guest houses, commercial facilities (resorts, hotels, motels, inns), and residential-type rentals/Airbnb (condos, apartments, guest rooms, hostels).

1-800-222-1222





CANVA STORIES 400



CO poisoning gives no warning, you can't see, smell, hear, or taste it. Dangerous levels of CO can build up quickly in spaces, poisoning anyone breathing in the fumes, including pets.

Although many people die each year from accidental carbon monoxide poisoning, more visit emergency rooms/ departments for CO-related illness.

“Carbon monoxide poisoning is a hidden danger commonly overlooked, especially in warm-weather months.”

Diane Calello

Executive and Medical Director

[NJ Poison Control Center](#)

[Rutgers New Jersey Medical School](#)

Pool heaters at lodging and rental facilities are a common source of carbon monoxide poisoning. This gas is impossible to detect without working CO detectors. When making reservations, ask about the facility's carbon monoxide detector policy. To prevent CO poisoning, detectors should be installed inside facilities and rental properties.

“
This poisonous gas
is invisible, so you
don't realize you're
breathing in the
deadly fumes.”




If CO detectors are not installed, consider staying at another lodging or rental facility. Also consider bringing a personal CO monitor/detector with you when traveling. These personal monitoring devices are often worn by firefighters and emergency medical service professionals to prevent CO poisoning.

1-800-222-1222



CO GIVES NO WARNING



DIAGNOSIS CARBON MONOXIDE POISONING

Poisoning from carbon monoxide is hard to recognize, which is why it can often be misdiagnosed.

If feeling sick, it's important to pay careful attention to the signs and symptoms you may be feeling.

Diane Caletto

Symptoms of carbon monoxide poisoning may include headache, dizziness, weakness, tiredness, upset stomach, vomiting, chest pain, and confusion.

Early symptoms of CO poisoning can be confused with symptoms of viral infections (the common cold, flu, and COVID-19), food poisoning, motion sickness, and anxiety.

1-800-222-1222





Carbon monoxide poisoning should be seriously considered if your symptoms improve when you leave the pool area or room, or if others around you, including [pets](#), experience similar symptoms.

CO poisoning is a medical emergency that requires you to act quickly.

If you're feeling sick, everyone including pets should leave the area immediately and get medical help.



If a person or pet has come in contact with carbon monoxide, follow these steps and get help right away.

1. If a person is not breathing or hard to wake up, get them out of the area and call 9-1-1. If a pet was exposed to CO, contact a veterinarian or animal hospital.
2. Get out of the area immediately. The longer you breathe in poisonous fumes, the more severe the health effects.
3. Contact the local fire department or emergency medical services. If staying at lodging facility, contact the front desk.
4. If you're staying in a U.S state or territory, call the local poison control center at 800-222-1222 for immediate, medical treatment advice. Do not waste time "Googling" what to do.





**24/7 Get Free
Medical Help
800-222-1222**

NJ Poison Control Center
is a medical resource for
both the public and
healthcare providers.

If you are concerned about
carbon monoxide poisoning,
contact your local poison
control center immediately for
medical treatment advice.

Call the NJ Poison Control Center at 800-222-1222 or [Chat Here](#)

If someone is not breathing, hard to wake up, or having a seizure, call 9-1-1



Electronic Mail

July 25, 2022
04093-0146

Mr. Frank Germanio, Chairman
Board of Health
Township of Dennis
571 Petersburg Road
P.O. Box 204
Dennisville, New Jersey 08214

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

Re: Application for Short Term Water Use Permit By-Rule
Atlantic City Electric
BL England to Corson 138kV Rebuild Project
Dennis Township, Cape May County, New Jersey

Dear Mr. Germanio:

Please be advised that Atlantic City Electric Company (ACE) has applied to the New Jersey Department of Environmental Protection, Bureau of Water Allocation and Well Permitting (NJDEP-BWA&WP) for a Short-Term Water Use Permit-By-Rule (BWA-003) for the BL England to Corson 138kV Rebuild Project (Project) located in the Dennis Township, Cape May County, New Jersey. ACE plans to begin the Project in September of 2021. The Project is a rebuild of approximately 11 miles of existing transmission line (Site). The completed BWA-003 is attached. A Site Map is presented as Figure 1.

Background geotechnical investigations were performed along the alignment. All borings were drilled to a depth of 49.5 feet below existing ground surface (bgs). The test borings collectively covered approximately 11 miles, 102 test borings across Dennis and Upper Townships in Cape May County. Beneath a surficial layer of organic bearing soil, interbedded layers of gravel, sand, silt, and clay were observed. NJ-GeoWeb identifies the surficial geology along the alignment as Cape May Formation and Swamp and Marsh Deposits and the bedrock geology as Cohansey Formation. Groundwater was encountered in all borings varying in depth from 0 to 20 feet bgs.

The Project involves the installation of one pole design expected to require dewatering: Drilled Piers. Approximately 44 Drilled Piers are planned to be installed to depths ranging from 11-66 feet below ground surface (bgs).

Water displaced and withdrawn during installation of these pole foundations will need to be collected and managed. The construction timeframe is from mid-September 2021 to mid-May 2022.

1909 Route 70 East
Suite 307
Cherry Hill, NJ 08003

t. 856.335.6010

www.psands.com



Mr. Frank Germanio, Chairman, Board of Health Township of Dennis
Atlantic City Electric
BL England to Corson 138kV Rebuild Project
Dennis Township, Cape May County, New Jersey
July 25, 2022
Page 2

Based on estimates of hydraulic conductivity, aquifer geometry and planned construction geometry and methodology, the estimated rate of groundwater diversion during temporary construction dewatering has the potential to be greater than 100,000 gallons of water per day on some days. However, on some days, diversion will be less than 100,000 gallons of water per day. The Project pole alignment has limited "open area" or "non-regulated areas" limiting the possibility of discharging back to ground via re-infiltration onsite. Groundwater diverted during temporary dewatering will likely be temporarily stored onsite in frac tanks with removal of groundwater for treatment and or re-infiltration offsite.

Temporary construction dewatering is not anticipated to have hydraulic influence extending beyond the Site. There are no groundwater users of the shallow aquifer in the immediate vicinity of the Site.

If you should have any questions regarding the submission of this application, please do not hesitate to contact the undersigned at (215) 280-1627 or by e-mail at jelsea@psands.com.

Very truly yours,

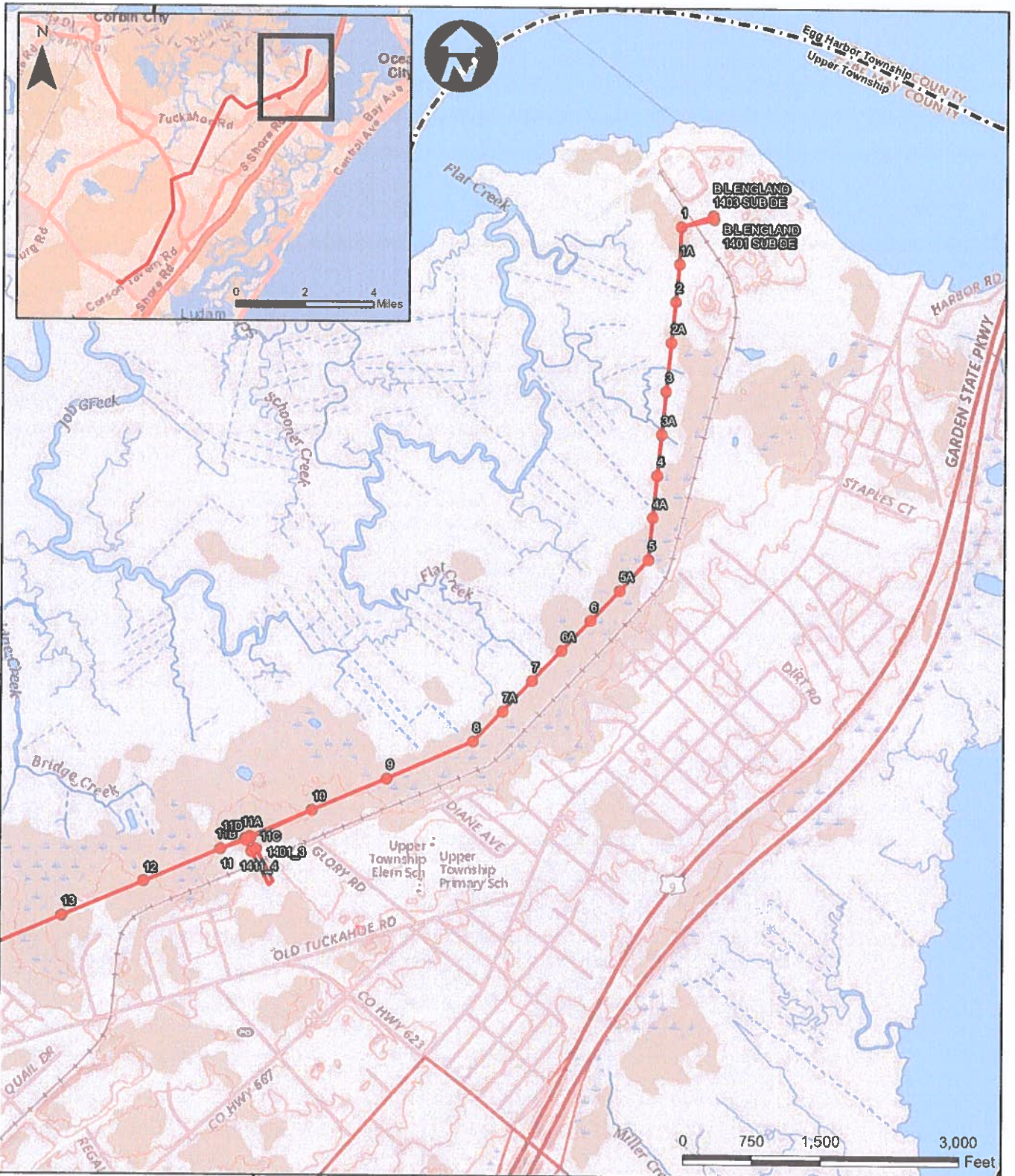
Paulus, Sokolowski and Sartor, LLC.

Jarrett Elsea

Jarrett J. Elsea
Senior Hydrogeologist

Attachments

CC: Albert Newman, ACE
Walt Judge, PS&S
Donald Whitehead, PS&S



- Legend**
- Project Route
 - Pole Location
 - Municipal Boundary

Sources:
 Municipal Boundaries of NJ, NJOIT-OGIS, 2020
 USGS, US Topo, The National Map
 Sea Isle City Quad, 2019
 Marmora Quad, 2019
 STATE PLANE COORDINATES
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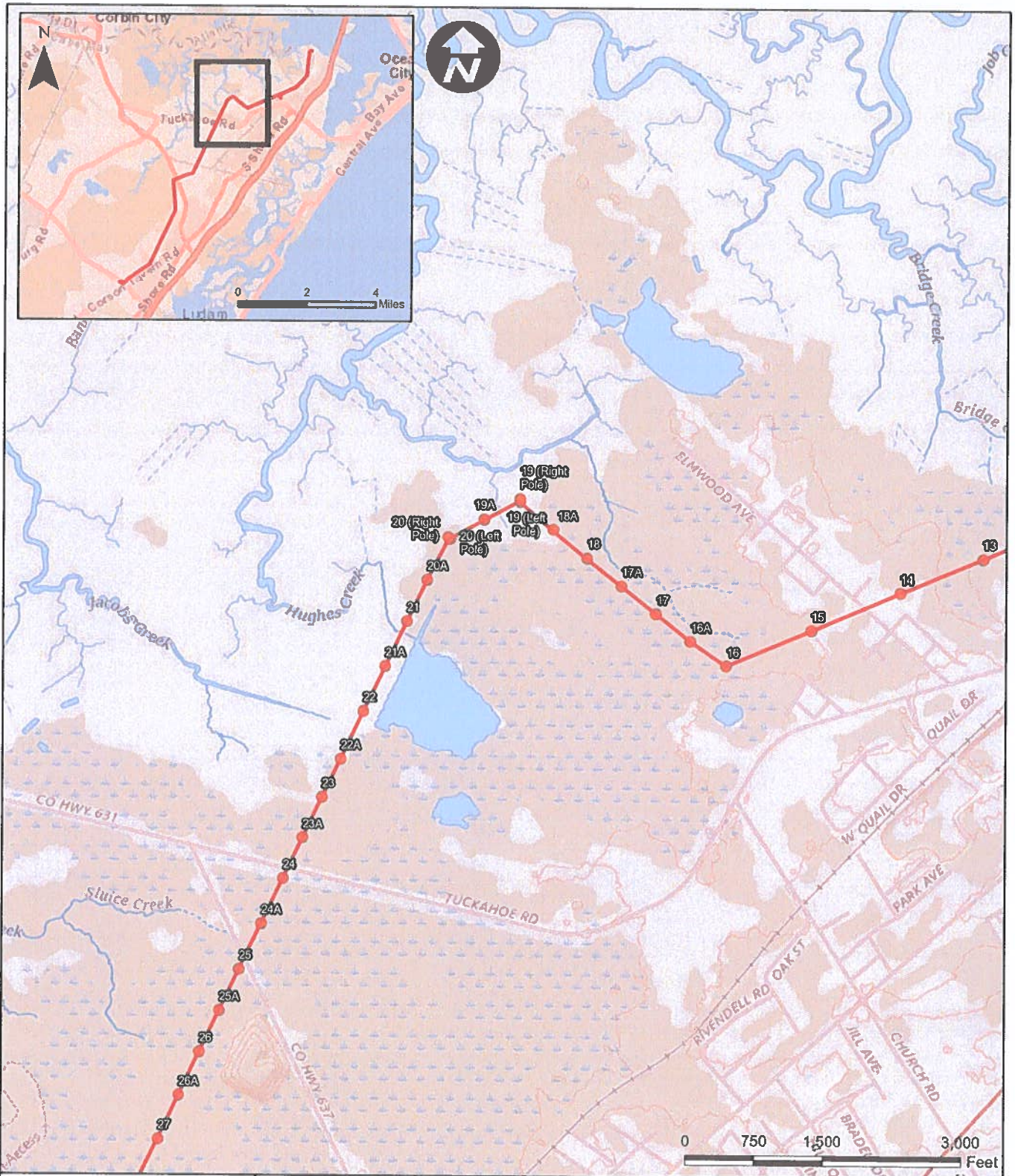
3 MOUNTAINVIEW ROAD
 WARREN, NEW JERSEY 07059
 PHONE (732) 560-9700

USGS SITE LOCATION MAP
 BL-England to Corson
 Transmission Line Replacement
 Upper Township and Dennis Township
 Cape May County, New Jersey

Drawn By: ML
 Chk'd By: JE

Scale: 1" = 1,500'
 Date: 8/3/2021

Project No. 04093.0146
 Figure No. 1 (Page 1 of 4)



Legend

- Project Route
- Pole Location
- Municipal Boundary

Sources:
 Municipal Boundaries of NJ, NJOIT-OGIS, 2020
 USGS, US Topo, The National Map
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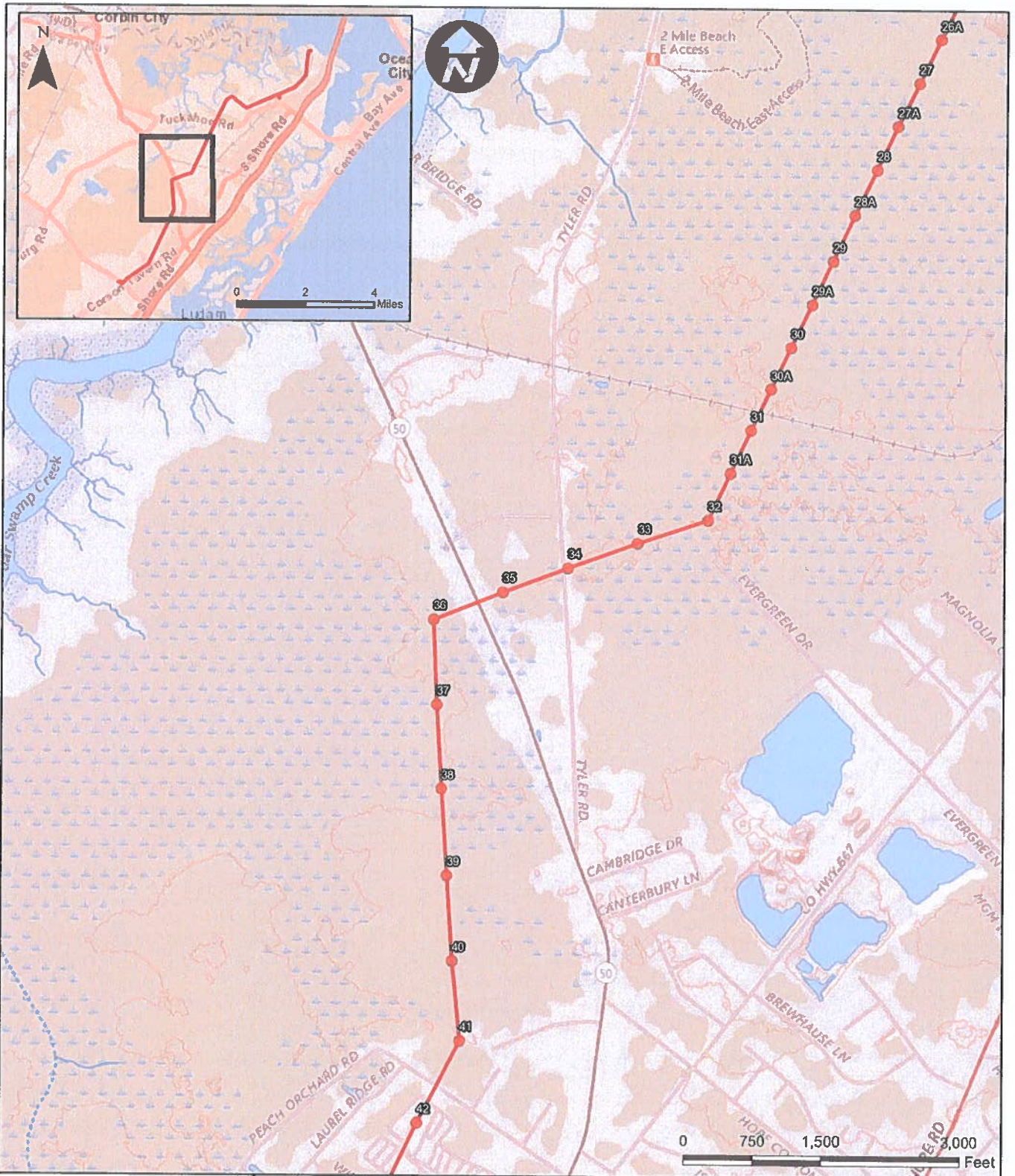
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Project No. 04093.0146
 Figure No. 1 (Page 2 of 4)



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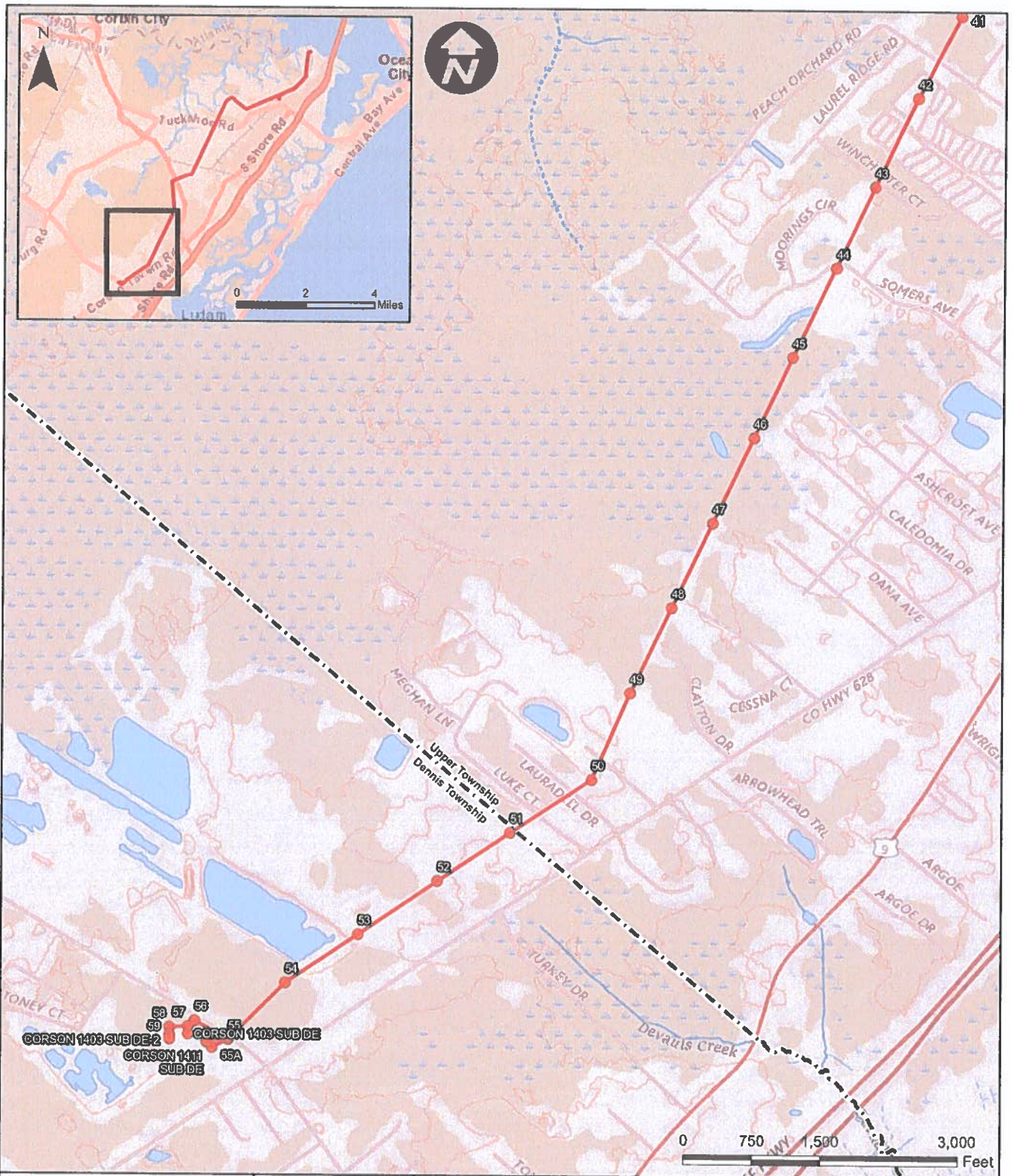


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Project No. 04093.0146
 Figure No. 1 (Page 3 of 4)



Legend

- Project Route
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Scale: 1" = 1,500'
 Date: 8/3/2021

Project No. 04093.0146
 Figure No. 1 (Page 4 of 4)

**TOWNSHIP OF DENNIS
BOARD OF HEALTH
REGULAR MEETING MINUTES
June 28, 2022
5:30 P.M.**

MINUTES OF THE REGULAR MEETING HELD ON:

DATE: June 28, 2022
TIME: 5:30 P.M.
PLACE: Dennis Township Municipal Building

Chairperson F. Germanio called the meeting to order reading the notice pursuant to the Open Public Meeting Act.

Secretary, J. Justice conducted a roll call of the members present with, Z. Matalucci, F. Germanio, S. Turner, T. VanArtsdalen, M. Cox and J. Justice present.

PLEDGE OF ALLEGIANCE:

MOMENT OF SILENCE: Chairman Germanio asked for a moment of silence for our Senior Center Director, Rosemarie Essig who passed away and asked everyone to keep her family in the prayers.

ITEMS THAT WERE DISCUSSED:

CORRESPONDENCE:

1. 06/10/2022 – Public Health Update – NJDOH Updated COVID-19 Booster Recommendations and Public Health Implications.
2. 06/23/2022 – Rutgers N.J. Medical School News Release – HIV Testing is Self-Care: Take Care of You and Others Too!

A motion was made by Z. Matalucci seconded by S. Turner for approval of the correspondence, with 6 ayes and no nays, that the correspondence was approved.

COUNTY INSPECTIONS:

1. Sit Happens LLC dba Blue Line K-9 – Kennel Inspection.

1. **DOG REPORT:**

1. There have been 298 dog licenses issued to date for 2022.

2. **NOTICE OF CONFINEMENT OF DOMESTIC ANIMAL(S) WITH KNOWN OR SUSPECTED EXPOSURE TO RABIES:**

None

3. SUSPECTED HAZARDOUS SUBSTANCE DISCHARGE NOTIFICATION:

None.

A motion was made by S. Turner and seconded by T. VanArtsdalen for approval of the May 24, 2022 regular meeting minutes, with 6 ayes and no nays, that the minutes were approved.

Let the record reflect that there were no public comments.

There being no further business a motion was made by T. VanArtsdalen and seconded by M. Cox that the meeting be adjourned.

Attest: Jacqueline B. Justice, Secretary

Attest: Frank L. Germanio, Jr., Chairperson