



MONMOUTH COUNTY REGIONAL HEALTH COMMISSION NO. 1

REGULAR MEETING

Tuesday, August 22, 2023

CALL TO ORDER:

President Giles called the meeting to order at 3:00 p.m. He then led the Regional Health Commission in the salute to the flag. President Giles next read the “Open Public Meeting Act Statement”.

ROLL CALL

Allenhurst – Donna Campagna, Brielle – Denise Murphy, Fair Haven – Theresa Casagrande, Monmouth Beach – Larry Bolsch, Rumson – Tom Rogers, Sea Bright – Paul Roman, Spring Lake- Bryan Dempsey, Spring Lake Heights – Dr. Len Giles

ABSENT:

Interlaken – Lori Reibrich, Loch Arbour – Marilyn Simons, Sea Girt – Diane Anthony,

OTHERS PRESENT:

Michael Balka, HO, Gail Krzyzczuk, CFO, Nick Del Gaudio, Marita Kresge, Peg Huie, Ellie McCreesh

Moment of Silence: President Lenny Giles sadly announced the passing of our Commissioner Stephen Carasia from Deal on August 4th. Stephen was a life long resident of Deal who rose through the ranks to become the Chief of Police, and then the town Administrator. In other contributions to his town Stephen had also been the Fire Chief and Captain of the First Aid Squad, and served as Commissioner to the Health Commission. With Respect let us take a moment of silence to honor his memory, and to keep his family, and all who loved him in our prayers.

In recognition of Stephen’s passing a donation was made in his honor to the Deal Fire Department.

RESOLUTION 2023-53

All were in favor.

ORDINANCES:- Second Reading and Passage

MONMOUTH COUNTY REGIONAL HEALTH COMMISSION NO. 1

Approved Minutes August 22, 2023

ORDINANCE NO. 2023-01

**AN ORDINANCE ESTABLISHING AND FIXING 2023-2025
MINIMUM AND MAXIMUM SALARY RANGES
FOR VARIOUS EMPLOYMENT POSITIONS**

BE IT ORDAINED BY THE MONMOUTH COUNTY REGIONAL HEALTH COMMISSION NO.1 (hereinafter, "Commission") CREATED AND OPERATING UNDER N.J.S.A. 26:3-83 ET SEQ., AND THE SEVERAL ACTS AMENDATORY THEREOF AND SUPPLEMENTARY THERETO AND COMPRISED OF THE BOARDS OF HEALTH OF THE BOROUGHES OF ALLENHURST, BRIELLE, DEAL, FAIR HAVEN, INTERLAKEN, LOCH ARBOUR, MONMOUTH BEACH, RUMSON, SEA BRIGHT, SEA GIRT, SPRING LAKE, SPRING LAKE HEIGHTS, EACH AND ALL IN THE COUNTY OF MONMOUTH AND STATE OF NEW JERSEY, THAT THE FOLLOWING ESTABLISHES AND FIXES MINIMUM AND MAXIMUM SALARY RANGES FOR VARIOUS STAFF POSITIONS OF THE MONMOUTH COUNTY REGIONAL HEALTH COMMISSION NO. 1:

Section 1. Pursuant to N.J.S.A. 40A:9-165 and 26:3-88, the Commission hereby sets the following salary ranges for the registered environmental health specialists, public health nurse, office coordinator/secretary to the commission, administrative assistants, and communicable disease case investigator, effective upon ratification of the 2021-2025 contract between the Commission and Teamsters Local No. 97. The following tiers will go into effect:

Effective upon ratification of the 2021-2025 contract between the Commission and Teamsters Local No. 97, the following salary tiers will go into effect:

TITLE	MINIMUM SALARY	MAXIMUM SALARY
Principal REHS	\$97,000	\$106,000
Senior REHS	\$86,000	\$96,500
REHS 5	\$75,000	\$85,000
REHS 4	\$66,000	\$74,500
REHS 3	\$58,000	\$65,500
REHS -2	\$51,000	\$57,500
REHS -1	\$44,000	\$50,500
Public Health Nurse	\$60,000	\$76,000
Office Coordinator/Secretary to the Commission	\$50,000	\$66,000
Administrative Assistant	\$35,000	\$45,000
Communicable Disease Case Investigator	\$32,000	\$50,000

Section 2. Pursuant to N.J.S.A. 40A:9-165 & 26:3-83 et seq, the Commission hereby sets the following salaries and compensations for the health officer, part-time chief financial officer part-time, per diem and seasonal employees, effective July 25, 2023:

TITLE	MINIMUM SALARY	MAXIMUM SALARY
Health Officer	\$ 75,000	\$129,530
Bookkeeper	\$ 30,000	\$ 65,000
Part-Time Public Health Nurse	\$ 30,000	\$ 50,000
Part-Time CFO	\$ 20,000	\$ 35,000
Part-Time, Per-Diem or Seasonal Employees	\$ 10.00 per hour	\$ 85.00 per hour

Section 3. All prior Ordinances or parts of same consistent and/or inconsistent with any of this Ordinance established hereunder are hereby repealed.

Section 4. In the event that a court of competent jurisdiction shall declare any section, sentence or clause of this Ordinance unconstitutional, such declaration shall not in any manner prejudice the enforcement of the remaining provisions.

Section 5. This Ordinance shall take effect twenty (20) days after the first publication thereof after final adoption as provided by law.

Introduction:

MOVED: T. Casagrande (Fair Haven)
 SECONDED: B. Dempsey (Spring Lake)
 IN FAVOR: 9
 OPPOSED: 0
 ABSTAINED: 0

Adoption:

MOVED: T. Rogers (Rumson)
 SECONDED: B. Dempsey (Spring Lake)
 IN FAVOR: 8
 OPPOSED: 0
 ABSTAINED: 0

Dr. Leonard Giles

Lenny Giles, President, MCRHC #1

Marita Kresge

Marita Kresge, Secretary to the Commission

Ordinance Introduced on: July 25, 2023
 First Publication on: August 2, 2023
 Public Hearing and Final Adoption: August 22, 2023
 Second Publication on: September 3, 2023

MONMOUTH COUNTY REGIONAL HEALTH COMMISSION NO. 1
ORDINANCE NO. 2023-2

**AN ORDINANCE CREATING CHAPTER 10 OF THE ADMINISTRATIVE CODE OF THE
MONMOUTH COUNTY REGIONAL HEALTH COMMISSION NO. 1
ESTABLISHING A CODE REGULATING LEAD-BASED PAINT INSPECTIONS**

WHEREAS, the Monmouth County Regional Health Commission No. 1 has been certified by the New Jersey Department of Health as a local health agency and is delegated the authority to implement various health programs in accordance with the Local Health Services Act, N.J.S.A. 26:3-1 et. seq.; and

WHEREAS, the MCRHC serves as the Health Department for twelve (12) municipalities in Monmouth County (the Constituent Municipalities) by virtue of contractual agreements; and

WHEREAS, pursuant to P.L. 2021, c.182 and New Jersey Administrative Code 5:28A Lead-Based Paint Inspections in Rental Dwellings, all municipalities are now required to ensure that residential dwellings built before 1978, that are described as single-family, two-family, and multi-unit dwellings, which are rented by the same inhabitant(s) for a time frame equal to or greater than that of 6 months located within the given municipality, are inspected for lead-based paint hazards by the earlier of July 22, 2024, or upon tenant turnover, and thereafter the earlier of three years or upon tenant turnover; and

WHEREAS, it is in the best interests of the Municipalities of the Monmouth County Regional Health Commission No. 1 at this time to require inspections for lead-based paint in residential rental dwellings to conform with New Jersey State law; and

WHEREAS, the Monmouth County Regional Health Commission No. 1 wishes through this Ordinance to establish a pay-as-provided “Lead-Based Paint Inspections” format which would be excluded for consideration as a ratable service in the current assessment methodology to calculate each member municipality share of the Commission’s annual costs and expenses.

NOW, THEREFORE, BE IT ORDAINED by the Monmouth County Regional Health Commission No. 1, created and operating pursuant to N.J.S.A. 26:3-83 et seq., as follows:

Section 1. Chapter 10 to be known as “Lead-Based Paint Inspections” is hereby added to the Administrative Code of the Monmouth County Regional Health Commission No. 1 and shall be read as follows:

§10-1 Lead-Based Paint Inspection of Rental Dwellings Code

Editor’s note: This is the first ordinance codified by Monmouth County Regional Health Commission No 1. which is intended to address lead risks and hazards that may be found within rental dwellings built on or before 1978.

§10-1.1 Definitions

- a. **Dust wipe sampling:** A sample collected by wiping a representative surface and tested, in accordance with a method approved by the United States Department of Housing and Urban Development (HUD) and as conducted pursuant to N.J.A.C. 5:28A-2.3
- b. **Lead-based Paint:** Any paint, varnish, shellac, or other coating that contains lead equal to or greater than 0.7 mg/cm² (milligrams of lead per square centimeter of surface) as measured by XRF or laboratory analysis.
- c. **Lead-based Paint Hazard:** A Condition in which exposure to lead from lead-contaminated dust, lead-contaminated soil, or deteriorated lead-based paint would have an adverse effect on human health (as established by the EPA at 40 CFR 745.65, under Title IV of the Toxic Substances Control Act). Lead-based paint hazards include, for example, lead paint hazards, dust-lead hazards, and soil-lead hazards
- d. **Lead-based Paint Visual Inspection:** A surface-by-surface visual examination for deteriorated paint or visible surface dust, debris, or residue, used to determine the presence of lead-based paint hazards, which may compel a property owner to rectify through abatement
- e. **Tenant turnover:** the time at which all existing occupants vacate a dwelling unit, and all new tenants move into the dwelling unit or the time at which a new tenant enters a vacant dwelling unit.

§10-1.2 Adoption of standards by reference

Unless specifically outlined below, a code defining and authorizing the periodic inspection of premises by an enforcing official concerning lead-based paint, compelling residents to abate identified lead hazards, explaining the relevant procedures, and, prescribing penalties for failure to address violations in a timely matter is hereby established in accordance with Chapter P.L. 2021, c.182 and N.J.A.C. 5:28A et seq.

§10-1.3 Title

Said code established and adopted by this chapter is described and commonly known as N.J.A.C. 5:28A Lead-Based Paint Inspections in Rental Dwellings

§10-1.4 Public Record

Three copies of said N.J.A.C. 5:28A Lead-Based Paint Inspections in Rental Dwellings, have been placed on file in the Office of the Health Officer upon the introduction of this chapter and will remain on file there for use and examination by the public.

§10-2 Enforcing Officials

Upon a Municipality granting the expressed authority to act in the capacity outlined in this code, the said Regional Commission, and its agents or employees, including but not limited to, its Health Officer, shall have the right of entry, at any reasonable hour, into and upon a public or private building or premises for the purpose of enforcing the provision of such code and of this Ordinance, or determining whether such provisions of rules and regulations of this Regional Commission are being complied with and obeyed, upon. No person opposes such entry or hinders or interferes with this Regional Commission or any of its agents or employees, or Health Officer, all as aforesaid,

in the performance of their duties

§10-3 Inspection Fees

The said Regional Health Commission hereby establishes and fixes the following fees for lead-based paint inspection services and may upon resolution update and adjust said fees. These fees are to be collected by the local Municipal Government from the property owner, and furnished to the Regional Commission as deemed appropriate for services rendered monthly, unless described elsewhere differently below and/or through an agreement entered between The Regional Commission and specific Municipality

§10-3.1 Minimum fees for providing Lead-Based Paint Visual Inspections

- A.** The fee for a Lead Based Paint Visual inspection and subsequential record maintenance performed by agents or employees, including but not limited to, its Health Officer, of the Regional Commission shall be \$205.00 per single-bedroom dwelling unit and an additional \$25.00 for each additional bedroom that may exist within said dwelling.
- B.** The fee for a risk inspection of lead-based paints, which includes the use of XRF Gun, dust wipe sampling, or other techniques as prescribed by 40 CFR § 745.227, which quantify the existence of lead, performed by agents or employees, including but not limited to, its Health Officer of the Regional Commission shall be \$280.00 per single-bedroom dwelling unit and an additional \$25.00 for each additional bedroom that may exist within said dwelling that exists within the borders of a Municipality where 3% and/or more of its child population is identified as having an elevated blood lead level.
- C.** Regardless of size and/or location of dwelling an additional fee of \$20.00 per dwelling unit inspected by agents or employees, including but not limited to, its Health Officer of the Regional Commission, additional appointed visual lead inspector of a given municipality, and/or the property owner's private lead evaluation contractor shall be relinquished to the given Municipal Government for the purpose of deposit into the Lead Hazard Control Assistance Act, unless the owner demonstrates that the Department of Community Affairs has already assessed the fee of \$20.00.
- D.** Should additional sampling be requested independent of protocols outlined and satisfy requirements as stated within N.J.A.C. 5:28A, including but not limited to dust wipe sampling, an additional fee will be set on a case-by-case basis by the Regional Health Commission which mirrors the current market rates for sample testing and shall be furnished to the Regional Commission by requestor prior to the additional services being rendered.
- E.** In a common interest community, any inspection fee charged under this subsection shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

§10-4 Compliance

All property owners and/or business of rental dwellings that meet the provision of the aforesaid code of this Ordinance and regulations referenced therein must abate their rental dwelling(s) upon identification and notice of Lead Hazard(s) that were discovered as a result of observations made during a Lead-based Paint inspection. The

abatement of Lead Hazards must conform to regulations found within NJAC 5:28A and NJAC 5:17, which encompasses and/or outlines protocols for lead abatement and clearance.

§10-5 Enforcement

This chapter and code established therein may be enforced by and in the name of this Regional Health Commission and/or the Municipality with the assistance of Municipal Code Enforcement Officials and/or Agents by proceedings instituted and prosecuted in a court having jurisdiction of such proceedings in the given Municipality.

§10-6 Violations and Penalties

If a dwelling owner fails to comply with any provision of this chapter or the requirements of P.L. 2021, c. 182 and N.J.A.C. 5:28A et seq., the owner shall be given a period of 30 days to cure any violation by conducting the required inspection or initiating any required remediation efforts.

If the owner of a dwelling has failed to cure the violation within that time period, the owner shall be subject to a penalty of up to \$1,000 per week (seven days) until the required inspection has been conducted or the remediation efforts have been initiated. Remediation efforts shall be considered to be initiated when the dwelling owner has hired a lead abatement contractor or other qualified party to perform lead-hazard control methods.

§10-7 Filing of copies with the State

A true certified copy of this chapter shall be filed with the State Commissioner of Health and/or other State Commissioners as deemed necessary.

Section 2. The Health Officer and Commission Secretary are hereby authorized and directed to take any ministerial action consistent with the intent of this Ordinance.

Section 3. REPEALER. All prior Ordinances or parts of the same consistent and/or inconsistent with any of this Ordinance established hereunder are hereby repealed.

Section 4. SEVERABILITY. If any section, paragraph, subsection, clause, or provision of this Amendment shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective;

Section 5. EFFECTIVE. This Ordinance shall take effect thirty (30) days after the first publication thereof after final adoption as provided by law.

Introduction:

MOVED: T. Casagrande (Fair Haven)
SECONDED: B. Dempsey (Spring Lake)
IN FAVOR: 9
OPPOSED: 0
ABSTAINED: 0

Adoption:

MOVED: T. Rogers (Rumson)
SECONDED: B. Dempsey (Spring Lake)
IN FAVOR: 8
OPPOSED: 0
ABSTAINED: 0

Dr. Leonard Giles

Lenny Giles, President, MCRHC #1

Marita Kresge

Marita Kresge, Secretary to the Commission

Ordinance Introduced on: July 25, 2023
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MINUTES OF LAST MEETING:

OPEN SESSION – July 25, 2023

Paul Roman of Sea Bright, made the motion to approve the Open Session minutes of July 25, 2023 seconded by Tom Rogers of Rumson.

Roll Call Vote:

Allenhurst	Yes	Rumson	Yes
Brielle	Yes	Sea Bright	Yes
Fair Haven	Yes	Spring Lake	Yes
Monmouth Beach	Yes	Spring Lake Hts	Yes

VOTE: 8 Ayes, 0 Nay, 0 Abstain

MINUTES OF LAST MEETING: Closed SESSION – July 25, 2023

Theresa Casagrande of Fair Haven made the motion to approve the Closed Session minutes of July 25, 2023 seconded by Tom Rogers of Rumson.

Roll Call Vote:

Allenhurst	Yes	Rumson	Yes
Brielle	Yes	Sea Bright	Yes
Fair Haven	Yes	Spring Lake	Yes
Monmouth Beach	Yes	Spring Lake Hts	Yes

VOTE: 8 Ayes, 0 Nay, 0 Abstain

There was no closed session

RESOLUTION 2023-52

RESOLUTION 2023-54

Approval for Payment of Monthly Bills July
Larry Bolsch of Monmouth Beach made the motion to approve payment of the July bills, seconded by Theresa Casagrande of Fair Haven.

Roll Call Vote:

Allenhurst	Yes	Rumson	Yes
Brielle	Yes	Sea Bright	Yes
Fair Haven	Yes	Spring Lake	Yes
Monmouth Beach	Yes	Spring Lake Hts	Yes

VOTE: 8 Ayes, 0 Nay, 0 Abstain

HEALTH OFFICER'S REPORT

Michael stated he has been working on the Policy and Procedure manual and making some adjustments which he shares with Lenny and Nick. Working with Health Educator on avenues to pursue, we have a lot in the works, including the coalition she brought up last meeting, and the passing of the Lead ordinance. I look forward to being in your towns, and working with you all. A new intern from TCNJ will be joining us for the Fall Semester, she lives in Fair Haven, just waiting on background check clearance.

There were no questions for the Health Officer, and his report was accepted by unanimous voice vote.

HUMAN RESOURCES COMMITTEE:

Tom Rogers spoke for the HR Committee that there is no report for today as Diane Anthony is on vacation.

BUDGET & FINANCE COMMITTEE:

Tom Rogers said there is no report for today, but the committee is currently working on the budget and will have a report as they finalize the budget in the next couple of months

CFO REPORT:

CFO stated we will be moving from Ceridian to Primepoint for our payroll for cost savings and better customer service being based here in NJ. Gail has worked with them before. Contract, Resolution at September meeting, Primepoint would like to implement by October 1 as that would be a new quarter.

Theresa Casagrande asked if we need to get other bids, but Gail said the bank pays for our payroll service directly and it is only about \$80 a pay period, so it doesn't meet the threshold of needing another bid. TC said a lot of towns use Prime point.

Bryan Dempsey of Spring Lake made a motion to go with Primepoint, Seconded by Donna Campagna of Allenhurst. Larry Bolsch of Monmouth Beach voiced concern over implementation, Gail, is very familiar with it and feels we will be OK.

Roll call vote – all in favor.

TREASURER'S REPORT:

The Statement of Accounts was emailed to the members of the commission.

OPERATIONS COMMITTEE:

Diane Anthony was not present today, but Michael spoke about a potential new phone system which would enable remote work, if necessary, with its applications. It also should be a savings of approximately \$3000.00

AUDIT COMMITTEE

Chairman Larry Bolsch said we should have a report from our auditor for the September meeting.

GOVERNANCE COMMITTEE:

No report

PRESIDENT'S REPORT:

Dr. Giles had no additional report

OLD BUSINESS:

The Commission is still discussing potential name change

NEW BUSINESS:

We are in the process of looking for a new location and working with realtor.

PUBLIC COMMENT PERIOD:

Paul Roman said Stephen Carasia was a great person. He had been Fire Chief, Chief of Police, and Administrator, Paul has known him a long time, and Stephen will greatly be missed.

Paul also addressed an anonymous complainant in Sea Bright that has repeatedly contacted the Commission, Sea Bright Public Officials, Sea Bright Police and State Health Department Representatives in reference the Smoke Free Air Act. The Commission has investigated the complaint and worked closely with the Borough in addressing the complaint. Paul wished to make a record of the previously mentioned complaint and the actions taken by the Commission., and have not witnessed these acts. This man is very unhappy that more is not being done.

On another note, Paul mentioned that we now have a new State Health Commissioner named Dr. Kaitlin Baston. Dr. Baston is currently the Division Head of Addiction Medicine at Cooper University Hospital in Camden. She is also the founder of the hospital's [Center for Healing](#), an addiction treatment center that offers both direct medical treatment as well as mental health services and housing and employment assistance. Paul feels she will be a great Commissioner.

There being no further business, Pres. Giles thanked all Commissioners for their attendance and the meeting was adjourned, and all were wished a Happy end of summer!

Next Regular Meeting of the MCRHC No. 1 Commission will be held (via Zoom) on Tuesday September 26, at 11:30 A.M. at the regional's headquarters located at American Red Cross building 1540 West Park Avenue – Suite # 1, Tinton Falls, New Jersey.

Respectfully submitted,

Marita Kresge

Marita Kresge, Commission Secretary