

Logan Township Planning Board Minutes

Meeting Date: January 14, 2010

The meeting was called to order at 6:35pm by Secretary Terri Lemesevski with a flag salute, moment of silence and reading of the opening statement a call of the roll was taken. Present at the meeting were:

Lyman Barnes	Tim Rousseau	Frank Donnelly	Scott Norcross
Bruce Atkinson	Mayor Frank Minor	Bob Lowe	Brian Zane (Alt 1)
Quelory Mott			

Business:

Re-organization Meeting:

At the Logan Township Council re-organization meeting held on January 14, 2010 the following appointments were made to the Planning Board.

The following appointments are hereby made:

The Planning Board solicitor Dale Taylor swore in the new members of the Planning Board, which are:

1. Tim Rousseau is appointed as a class IV member for a term commencing January 14, 2010 through December 31, 2010.
2. Scott Norcross is appointed as a class II member for a term commencing January 14, 2010 through December 31, 2010.
3. Will Drew is appointed as a class IV member for a term commencing January 14, 2010 through December 31, 2011.
4. Glenn Dickson is appointed Alternate #2 member for a term commencing January 14, 2010 through December 31, 2010.
5. Lyman Barnes is appointed as a Class III member for a term commencing January 14, 2010 through December 31, 2011.

The Selection of Officers is as follows;

1. The nomination of Frank Donnelly as chairperson was made by Lyman Barnes, second by Tim Rousseau. No other nominations were made. Voice vote was all: Aye
2. The nomination of Bob Lowe as vice-chairperson was made by Lyman Barnes, second by Tim Rousseau. No other nominations were made. Voice vote was all: Aye
3. The nomination of Terri Lemesevski as secretary was made by Lyman Barnes second by Tim Rousseau. No other nominations were made. Voice vote was all: Aye

The Selection of Professionals is as follows

1. The nomination of Dale Taylor as solicitor was made by Lyman Barnes second by Mayor Minor. No other nominations were made. Voice vote was all: Aye
2. The nomination of Melanie Adamson as Engineer from Remington & Vernick was made by Lyman Barnes second by Mayor Minor. No other nominations were made. Voice vote was all: Aye
3. The nomination of Melanie Adamson as Traffic Engineer from Remington & Vernick was made by Lyman Barnes second by Mayor Minor. No other nominations were made. Voice vote was all: Aye
4. The nomination of Robert Perry as Planner from Remington & Vernick was made by Lyman Barnes second by Mayor Minor. No other nominations were made. Voice vote was all: Aye
5. The nomination of Marc Shuster as special planner for ongoing litigation related to COAH was made by Lyman Barnes second by Mayor Minor. Voice vote was all: Aye

A motion to accept the minutes of November 30, 2010 was made by Lyman Barnes seconded by Mayor Minor. Roll call vote was yes. Bob Lowe & Tim Rousseau abstained.

Resolutions for 2010 Re-organization Meeting.

1.01-2010 Resolution electing officers, setting forth the disposition of escrow and other funds, and specifying document custody, for the Planning Board of the Township of Logan, county of Gloucester, State of New Jersey, for the Year 2010. A motion to accept the resolution as read was made by Lyman Barnes second by Scott Norcross. Roll call vote: Yes

2.02-2010 Resolution appointing a solicitor, Professional Planner & Engineer for the Logan Twp Planning Board for the Year 2010.
A motion to accept the resolution as read was made by Lyman Barnes second Scott Norcross
Roll call vote: Yes

3.03-2010 Resolution setting forth a schedule of public meetings to be held by the Planning Board for the Year 2010.
A motion to accept the resolution as read was made by Lyman Barnes second by Scott Norcross.
Roll call vote: Yes

4. 04-2010 Resolution Designating Official Newspaper of the Planning Board for the Year 2010.
A motion to accept the resolution as read was made by Lyman Barnes second by Scott Norcross
Roll call vote: Yes

New Applications: Rastelli's

Closing Comments:

Motion to adjourn made by Lyman Barnes, second by Scott Norcross.
Meeting adjourned 6:49 P.M.

Respectfully submitted

Logan Township Planning Board Minutes

Meeting Date: March 11, 2010

The meeting was called to order at 6:30pm by Frank Donnelly with a flag salute, moment of silence and reading of the opening statement a call of the roll was taken. Present at the meeting were:

Lyman Barnes Tim Rousseau Frank Donnelly Scott Norcross Will Drew
Bruce Atkinson Mayor Frank Minor Bob Lowe Quelory Mott

Business:

1. 108-09A Rastelli Brothers Realty, LP
Amended Preliminary & Final Site Plan
Block 2802 Lot 1

The Applicants requested that the application be carried over to the April Planning Board Meeting.

A motion was made by Bob Lowe second by Scott Norcross. Roll call vote: Aye

A motion to open to the public was made by Bruce Atkinson second by Quelory Mott
A motion to close to the public was made by Bruce Atkinson second by Quelory Mott
Roll call vote: Aye

Resolutions: None at this time

New Applications: Bridgeport Disposals
New Jersey American Water

Closing Comments:

Motion to adjourn made by Tim Rousseau, second by Bruce Atkinson.
Meeting adjourned 6:50P.M.

Respectfully submitted
Terri Lemesevski

Logan Township Planning Board Minutes

Meeting Date: April 8, 2010

The meeting was called to order at 6:31pm by Frank Donnelly with a flag salute, moment of silence and reading of the opening statement a call of the roll was taken. Present at the meeting were:

Lyman Barnes Tim Rousseau Frank Donnelly Scott Norcross Will Drew
Bruce Atkinson Mayor Frank Minor Bob Lowe Quelory Mott Brian Zane(Alt 1)

Business:

A motion to accept the minutes of March 11, 2010 was made by Lyman Barnes second by Will Drew. All in favor; Yes

1. 108-09A Rastelli Brothers Realty, LP
Amended Preliminary & Final Site Plan
Block 2802 Lot 1

A motion to carry over the application until May 13, 2010 was made by Lyman Barnes second by Tim Rousseau. Roll call vote: Yes

2. 101-10 Bridgeport Disposal LLC
Application for Preliminary & Final Site Plan Approval
Bulk Variance Approval
Block 1502 Lot 11

A motion to open to the public was made by Bruce Atkinson second by Brian Zane.

All in favor: Aye

A motion to close to the public was made by Brian Zane second by Will Drew.

All in favor: Aye

A motion to Grant Submission Waivers, Design Waivers & Preliminary & Final Site Plan Approval made by Bob Lowe second by Brian Zane. Roll call vote: Yes

Deputy Mayor Lyman Barnes voluntarily recused himself from the application due to a potential commercial conflict between his company and one of the affiliate companies of the applicant.

The applicant is proposing the installation of a 1.5 mega watt ground mounted solar array with a footprint of 5.5 acres on an existing closed and capped landfill and basin in a closed waste treatment and disposal facility that is undergoing remediation. The electricity produced will power the extensive pump and treatment system at the site with any excess capacity being fed back into the grid.

3. 102-10 New Jersey American Water Company
Application for Preliminary & Final Site Plan Approval
Block 1703 Lot 17

A motion to Deny application without Prejudice was made by Bob Lowe second by Brian Zane. Roll call vote: Yes

Resolutions: None at this time

New Applications:
Closing Comments:

Motion to adjourn made by Bruce Atkinson, second by Brian Zane.
Meeting adjourned 7:45P.M.

Respectfully submitted
Terri Lemesevski

Logan Township Planning Board Minutes

Meeting Date: May 13, 2010

The meeting was called to order at 6:33pm by Frank Donnelly with a flag salute, moment of silence and reading of the opening statement a call of the roll was taken. Present at the meeting were:

Lyman Barnes	Tim Rousseau	Frank Donnelly
Mayor Frank Minor	Bob Lowe	Scott Norcross

Business:

A motion to accept the minutes of April 8, 2010 was made by Lyman Barnes second by Bob Lowe. All in favor; Yes

1. 108-09A Rastelli Brothers Realty, LP
Amended Preliminary & Final Site Plan
Block 2802 Lot 1

A motion to open to the public was made by Lyman Barnes second by Tim Rousseau. All in favor: Yes

A motion to close to the public was made by Lyman Barnes second by Scott Norcross. All in favor: Yes

A motion to Grant Amended & Final Site Plan Approval on the Warehouse (Phase 1) made by Bob Lowe second by Lyman Barnes. All in favor: Yes

A motion to continue the meeting of (Phase 2) the office until June 10th and no further noticing was made by Lyman Barnes second by Tim Rousseau. All in favor: Yes

The applicant is proposing revisions to the existing approvals under Resolution 17-2009 which include an additional 3,085 square feet of office space, relocation of the westerly drive along Heron Drive, revisions to the security and building gates, an additional pump house, and the addition of three (3) vehicular parking spaces.

2. 102-10 New Jersey American Water Company
Application for Preliminary & Final Site Plan Approval
Block 1703 Lot 17

A motion to open to the public was made by Lyman Barnes second by Scott Norcross. All in favor: Aye

A motion to close to the public was made by Mayor Minor second by Scott Norcross. All in favor: Aye

A motion to Grant Submission Waivers was made by Bob Lowe second by Lyman Barnes, Roll vote: Yes

A motion to Grant Amended Preliminary & Final Site Plan Approval made by Bob Lowe second by Lyman Barnes. All in favor: Yes

The project consists of the construction of interconnection facilities to regulate water flow from New Jersey American Water to Aqua-New Jersey. The proposed improvements consist of a booster station, 21'2" wide, 11'7" long, and 12' high pre-fabricated building with vinyl siding and a shingle pitched roof. The equipment housed will be two(2) pumps, 270 GPM and metering equipment, control valves, heating, lighting, ventilation, and electrical control equipment.

Approximately 1,350 linear feet of 12" water main will be extended from the booster station along High Hill Road to Township Line Road.

Resolutions:

101-10 Bridgeport Disposal LLC
Application for Preliminary & Final Site Plan Approval
Bulk Variance Approval
Block 1502 Lot 11

New Applications:
Closing Comments:

Motion to adjourn made by Bruce Atkinson, second by Brian Zane.
Meeting adjourned 7:45P.M.

Respectfully submitted
Terri Lemesevski

Logan Township Planning Board Minutes

Meeting Date: June 10, 2010

The meeting was called to order at 6:31pm by Frank Donnelly with a flag salute, moment of silence and reading of the opening statement a call of the roll was taken. Present at the meeting were:

Lyman Barnes	Tim Rousseau	Frank Donnelly
Bob Lowe	Will Drew	Bruce Atkinson

Business:

A motion to accept the minutes of May 13, 2010 was made by Bob Lowe second by Lyman Barnes. All in favor; Yes

1. 108-09A Rastelli Brothers Realty, LP
Amended Preliminary & Final Site Plan
Block 2802 Lot 1

A motion to continue until July 8, 2010 & waive the time limitation was made by Lyman Barnes second by Bruce Atkinson. All in favor: Aye

Resolutions:

1. 108-08A Rastelli Brothers Realty,LP(Phase 1) Warehouse
Amended Preliminary & Final Site Plan
Block 2802 Lot 1

A motion to accept the resolution as read was made by Lyman Barnes second by Tim Rousseau. Roll Call Vote: Yes

2. 102-10 New Jersey American Water Company
Application for Preliminary & Final Site Plan Approval
Block 1703 Lot 17

A motion to accept the resolution as read was made by Lyman Barnes second by Tim Rousseau. Roll Call Vote: Yes

New Applications:

Closing Comments:

Motion to adjourn made by Lyman Barnes, second by Tim Rousseau.
Meeting adjourned 6:33 P.M.

Respectfully submitted
Terri Lemesevski

Logan Township Planning Board Minutes

Meeting Date: July 8, 2010

The meeting was called to order at 6:31pm by Bob Lowe with a flag salute, moment of silence and reading of the opening statement a call of the roll was taken. Present at the meeting were:

Lyman Barnes	Tim Rousseau	Brian Zane
Bob Lowe	Mayor Minor	

Business:

A motion to accept the minutes of June 10, 2010 was made by Mayor Minor second by Lyman Barnes. All in favor; Yes

1. 108-09A Rastelli Brothers Realty, LP
Amended Preliminary & Final Site Plan
Block 2802 Lot 1
This application is being continued until the August 12th meeting.

Resolutions: None at this time

A motion to open to the public was made by Mayor Minor second by Tim Rousseau.
All in favor: Aye

A motion to close to the public was made by Brian Zane second by Lyman Barnes.
All in favor: Aye

New Applications: None at this time

Closing Comments:

Motion to adjourn made by Brian Zane, second by Lyman Barnes.
Meeting adjourned 6:32 P.M.

Respectfully submitted
Terri Lemesevski

Logan Township Planning Board Minutes

Meeting Date: September 9, 2010

The meeting was called to order at 6:35pm by Frank Donnelly with a flag salute, moment of silence and reading of the opening statement a call of the roll was taken. Present at the meeting were:

Lyman Barnes	Frank Donnelly	Scott Norcross	Tim Rousseau
Will Drew	Mayor Minor	Quelory Mott	

Business:

A motion to accept the minutes of August 12, 2010 was made by Lyman Barnes second by Will Drew. All in favor; Yes

1. 108-09A Rastelli Brothers Realty, LP
Amended Preliminary & Final Site Plan
Block 2802 Lot 1

A motion to continue this application to October 14th, 2010 was made by Lyman Barnes second by Will Drew. All in Favor: Aye

Resolutions:

1. 103-10 DP Partners Logan, LLC
Amended Site Plan Approval
Building G/H/I
Block 2805 Lots 1 & 1.06

A motion to Grant resolution as read was made by Lyman Barnes second by Will Drew
Roll Call Vote: Yes

New Applications: None at this time.

Motion to adjourn made by Lyman Barnes, second by Tim Rousseau.
Meeting adjourned 6:40P.M.

Respectfully submitted
Terri Lemesevski

Logan Township Planning Board Minutes

Meeting Date: October 14, 2010

The meeting was called to order at 6:33pm by Frank Donnelly with a flag salute, moment of silence and reading of the opening statement a call of the roll was taken. Present at the meeting were:

Lyman Barnes	Frank Donnelly	Scott Norcross	Tim Rousseau
Bruce Atkinson	Bob Lowe	Brian Zane	

Business:

A motion to accept the minutes of September 9, 2010 was made by Lyman Barnes second by Tim Rousseau. All in favor; Yes

1. 108-09A Rastelli Brothers Realty, LP (Phase 1)
Amended Preliminary & Final Site Plan
Block 2802 Lot 1

The Proposal for this application is revisions to the existing approvals under resolution 17-2009 Which include a two-story office building with a mezzanine. A three-story office building is no longer proposed. Minor revisions have been made to the water and sewer utilities as part of the Logan Township Municipal Utilities Authority review.

A motion to open to the public was made by Lyman Barnes second by Tim Rousseau.
A motion to close to the public was made by Lyman Barnes second by Scott Norcross.
No one from the public attended the meeting.

A motion to Grant Amended Preliminary & Final Site Plan Approval was made by Bob Lowe second by Bruce Atkinson. Roll call vote: Yes

Resolutions: None at this time

New Applications: Schar USA, Inc

Motion to adjourn made by Lyman Barnes, second by Bruce Atkinson
Meeting adjourned 6:45P.M.

Respectfully submitted
Terri Lemesevski

Logan Township Planning Board Minutes
Meeting Date November 18, 2010

The meeting was called to order at 6:33pm by Frank Donnelly with a flag salute, moment of silence and reading of the opening statement a call of the roll was taken. Present at the meeting were:

Frank Donnelly	Mayor Minor	Scott Norcross
Bruce Atkinson	Bob Lowe	Brian Zane

Business:

A motion to accept the minutes of October 14, 2010 was made by Brian Zane second by Scott Norcross. All in favor; Yes

1. 105-10 SCHAR USA, Inc
Application for Preliminary & Final Major Site Plan Approval
Proposed Gluten Free Food Plant/Bakery
Block 2803 Lot 12.05(Heron Drive)

The applicant is proposing to construct a 104,755 square foot facility with associated site improvements. The facility will contain space for manufacturing, warehousing, distribution and office. The applicant is proposing the site in three (3) sequential phases. Four (4) silos are also proposed on site, to be built during Phase 2.

A motion to open to the public was made by Bruce Atkinson second by Brian Zane.

All in favor: Yes

A motion to close to the public was made by Bruce Atkinson second by Brian Zane.

All in favor: Yes

A motion to Grant Submission Waivers, Waivers & Preliminary & Final Major Site Plan Approval with Bulk Variance Approval was made by Bob Lowe second by Brian Zane.

Roll call vote: Yes

Resolutions:

1. 108-09A Rastelli Brothers Realty,LP (PhaseII)
Amended Preliminary & Final Site Plan
Block 2802 Lot 1

A motion to Grant Resolution as read was made by Bruce Atkinson second by Scott Norcross. Roll call vote: Yes

New Applications: None at this time

Motion to adjourn made by Scott Norcross, second by Bruce Atkinson
Meeting adjourned 7:46 P.M.

Respectfully submitted
Terri Lemesevski

Logan Township Planning Board Minutes

Meeting Date: December 2, 2010

Special Meeting

The meeting was called to order at 6:32pm by Frank Donnelly with a flag salute, moment of silence and reading of the opening statement a call of the roll was taken. Present at the meeting were:

Frank Donnelly	Mayor Minor	Scott Norcross	Tim Rousseau
Bruce Atkinson	Bob Lowe	Brian Zane	Lyman Barnes

Business:

1. Introduction of the Master Plan

A motion to open to the public made by Mayor Minor second by Brian Zane.

All in favor: Yes

A motion to close to the public made by Mayor Minor second by Lyman Barnes.

All in favor: Yes

Resolutions:

1.10-2010 Master Plan

A motion to adopt resolution approving Master Plan made by Lyman Barnes second by Mayor Minor. Roll call vote: Yes

Motion to adjourn made by Lyman Barnes, second by Bruce Atkinson
Meeting adjourned 7:02 P.M.

Respectfully submitted
Terri Lemesevski