

**OCTOBER 29th, 2013**  
**REGULAR SCHEDULED MEETING**  
**OF THE**  
**PLANNING AND ZONING BOARD**

**LET THE RECORD REFLECT THAT THE MEETING  
WAS HELD AT 135 ROUTE 73 SOUTH.**

**CHAIRMAN**

**CH. SIMONE OPENED THE MEETING WITH THE OPEN PUBLIC  
MEETINGS STATEMENT OCTOBER 29<sup>TH</sup>, 2013 AT  
6:30 PM, FOLLOWED BY THE SALUTE TO THE FLAG.**

**ROLL CALL**

**MR. RIEBEL            P**  
**MR. ROWAN            A**  
**Mr. CARLAMERE        P**  
**KELLEY MCCAULEY    P**  
**MAYOR MAGAZZU      P**  
**CH. SIMONE            P**  
**MR. DEPALMA         P**  
**MR. DEGEORGE       P**  
**V. CH. MCHENRY      A**  
**COUNCIL PRESIDENT**  
**MORRIS                P**  
**MR. PANTANO         P**  
**MR. BALISKI          P**  
**MR. SYKES             A**

**DIGGERLAND**

**DIGGERLAND ADVENTURE PARK – MAJOR SITEPLAN APPLICATION  
2601/1 – 100 PINEDGE DRIVE & COURT  
2601/5 190 COOPER ROAD**

**THE SITE IS LOCATED ALONG THE SOUTHWEST SIDE OF COOPER  
ROAD. THE SITE IS ALSO LOCATED ALONG PINEDGE DRIVE AND  
COURT. AS PER THE BOARD SOLICITOR THIS PARCEL IS ZONED C2.**

**THE APPLICANT IS PROPOSING TO CLEAR THE ENTIRE 12.31 ACRES OF  
THE SITE, BUT ONLY USE 10.4 ACRES.**

**THE APPLICANT IS PROPOSING AN AMUSEMENT PARK, CONSISTING  
OF MODIFIED CONSTRUCTION EQUIPMENT AND RIDING  
AMUSEMENTS. THEY ARE ALSO PROPOSING A PRE-MANUFACTURED  
OFFICE/RETAIL BUILDING, CONCESSION BUILDING AND RESTROOM  
BUILDING.**

**THE HOURS OF OPERATION FOR DIGGERLAND WILL BE 7 DAYS  
DURING THE SUMMER MONTHS 10 AM TO 7 PM. FALL HOURS WILL BE  
WEEKENDS ONLY 10 AM TO 7 PM. SPRING WOULD OPERATE ON AN AS  
NEEDED BASIS.**

**FOOD DELIVERIES OCCUR 1 TIME PER WEEK IN THE OFF SEASON  
DEFINED AS FALL-SPRING AND IN THE SUMMER SEASON FOOD  
DELIVERIES WOULD BE 2 TIMES PER WEEK.**

*FUEL DELIVERY FOR DIGGERLAND WILL HAVE AN ABOVE GROUND 1,000 GALLON FUEL TRANSFER TANK WITH A DOUBLE LINED WALL. THE TANK WILL BE LOCATED ADJACENT TO THE TRASH ENCLOSURE AND CONCEALED BY A FENCE. THE FUEL AREA WILL BE LOCKED AND ACCESSIBLE BY MANAGEMENT ONLY. BOLLARDS WILL BE PLACED IN THIS AREA FOR SAFETY.*

*DIGGERLAND WILL HAVE 2 TRASH CONTAINERS WITHIN THIS AREA FOR PICK UP. PICK UP IS 3 TIMES PER WEEK.*

*THE PASSENGER PARKING LOT IS OFF LIMITS TO BUSES, TRUCKS, AND ANY LARGE EQUIPMENT. IT IS INTENDED FOR STRICTLY GENERAL PURPOSE VEHICLES. THEY WILL HAVE A SWING GATE THAT WILL BE CLOSED IN THE EVENING TO PREVENT ACCESS AND GENERAL SIGNAGE DURING THE DAY DIRECTING BUSES TO THE PROPER DROP OFF POINT. IN THE EVENT OF ANY OVERFLOW PARKING SITUATION DIGGERLAND HAS BEEN GRANTED PERMISSION BY PINEDGE ASSOCIATES TO PARK IN THEIR BUILDING LOT.*

*IF THERE IS A DEMAND DIGGERLAND THEY WILL HAVE A COURTESY SHUTTLE THAT WILL TRANSPORT GUESTS BETWEEN DIGGERLAND AND SAHARA SAMS.*

*DIGGERLAND WILL BE UTILIZING A MODULAR CONSTRUCTED BUILDING THAT WILL BE 60 X 72. THE MAIN BUILDING WILL HOUSE OFFICE SPACE FOR MANAGEMENT STAFF, 2 RESTROOMS, COPY ROOM, SERVER ROOM AND A LARGE OPEN RETAIL AREA WHICH WILL SELL MERCHANDISE AND GIFTS FOR GUESTS AS THEY EXIT THE BUILDING.*

*ALL OF THE EQUIPMENT BEING OPERATED FALLS UNDER THE FEDERAL EPA STANDARDS FOR THEIR EMISSIONS CONTROL. THE ENGINES THEREFORE ARE COMPACT AND QUIETER. THE ENGINE NOISE LEVELS ARE BELOW THE NJDEP NOISE CONTROL ACT. ALL OF THE MACHINERY OPERATES AT IDLE LEVELS WITH THE EXCEPTION OF THREE RIDES THAT DO ACCELERATE WHEN PATRONS ARE LOADED AND DRIVEN BY AN OPERATOR AT IDLE LEVELS. THE 3 RIDES STILL COMPLY WITH THE NJDEP STANDARDS.*

*MR. DAVE CARLAMERE THE BOARD SOLICITOR STATED THAT THE APPLICANT IS REQUESTING A SERIES OF VARIANCES.*

- ❖ A VARIANCE TO PERMIT A 30 FT HIGH FREESTANDING SIGN.*
- ❖ A VARIANCE TO PERMIT A 6 X 9 CHANGEABLE COPY LED SCREEN SIGN.*
- ❖ A VARIANCE TO PERMIT 248 VEHICLE PARKING SPACES AND 9 BUS PARKING SPACES.*
- ❖ A VARIANCE TO PERMIT 60 FT HIGH ROPE COURSE.*
- ❖ VARIANCE FROM THE FAÇADE ORDINANCE SINCE THEY WILL BE USING A PRE-MANUFACTURED BUILDING.*
- ❖ A VARIANCE TO HAVE THE PARKING AREA 11 FEET FROM THE CURBLINE INSTEAD OF THE REQUIRED 20 FT.*
- ❖ A VARIANCE TO PERMIT OFFSITE PARKING AND THE APPLICANT WILL PROVIDE WRITTEN DOCUMENTATION.*
- ❖ THE APPLICANT MUST REQUEST THE VACATION OF THE STREET PINEDGE COURT FROM THE GOVERNING BODY.*

- ❖ THE APPLICANT MUST ADDRESS THE TREE MITIGATION WITH THE GOVERNING BODY.
- ❖ A WAIVER OF SIDEWALKS.

*OPEN/CLOSE  
TO THE PUBLIC*

*A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE MR. PANTANO AND SECONDED BY MR. DEGEORGE.*

*LET THE RECORD REFLECT THAT MR. BILL SMITH OF 441 EATS FRANKLIN AVENUE, WEST BERLIN, CAME FORWARD.*

*A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR. PANTANO AND SECONDED BY MR. DEGEORGE.*

*MOTION*

*A MOTION TO APPROVE THIS APPLICATION WAS MADE BY MR. DEGEORGE AND SECONDED BY CH. SIMONE. THIS MOTION WAS CARRIED OUT BY ROLL CALL AND LET THE RECORD REFLECT THAT AN ABSTENSTION WAS MADE BY COUNCIL PRESIDENT MORRIS.*

*MOTION*

*A MOTION TO RECOMMEND TO MAYOR AND COUNCIL THE VACATION OF PINEDGE COURT WAS MADE BY MR. DEGEORGE AND SECONDED BY CH. SIMONE. . THIS MOTION WAS CARRIED OUT BY ROLL CALL AND LET THE RECORD REFLECT THAT AN ABSTENSTION WAS MADE BY COUNCIL PRESIDENT MORRIS.*

**ZONING OFFICER**

*ROB MARTIN CAME FORWARD AND SPOKE ABOUT A PROPERTY THAT THE FIRE MARSHAL WOULD LIKE TO SEE ADDRESSED THE PROPERTY IS 288 PINEDGE DRIVE THEY INSTALLED A VERY LARGE FUEL TANK. THIS WORK WAS DONE WITHOUT PROPER SITE PLAN APPROVALS. ROB SAID HE WILL FIND A VIOLATION THAT APPLIES TO THIS AND WILL SEND IT OUT.*

**PUBLIC PORTION**

*A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE MR. PANTANO AND SECONDED BY MR. DEGEORGE.*

*THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD. A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR. PANTANO AND SECONDED BY MR DEGEORGE..*

**RESOLUTIONS:**

*N/A*

**ADJOURNMENT**

*A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. DEGEORGE AND SECONDED BY CH. SIMONE. THE MEETING ADJOURNED AT 9:00 PM.*