

**MINUTES
AMBLER BOROUGH PLANNING COMMISSION**

March 23, 2010

The regular March Meeting of the Ambler Borough Planning Commission was held on Tuesday, March 23, 2010 at 7:00 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania. Chairman Ware presided.

Roll Call: Present: Mr. Ware, Mr. LaGreca, Mr. Benigno, Mr. Mulroy, Ms. Andrews, Mr. Amento, Mr. Boccuti, Ms. DiPietro and Mr. Kanaplue. Mr. Ennis, County Planner and Mr. Dougherty, Borough Engineer, also were in attendance.

Mr. LaGreca moved the Minutes of February 23, 2010 be approved with suggested revisions. Seconded. Carried. Mr. LaGreca moved the March 9 2010 Minutes of the Special Meeting be approved with suggested revision. Seconded. Carried.

OLD BUSINESS:

1. The Commission met with Gerald E. Rath III, Solicitor for the Zoning Hearing Board, and reviewed line-by-line his memorandum of various zoning ordinance changes. After much discussion the Commission agreed to take on Minor Changes right away and will work on the balance at a later date and submit all changes for Council for approval.
 - **Section 2306.2** “that residents within 300 feet receive notice of the hearing and must be sent notice at least 10 days before the hearing date either by Certified Mail, Postal Notice of Mailing or Hand Delivered with Signature.
 - **Section 2301.D** Correct the type by adding missing words from the previous ordinance to read “of all the members of the board, but the board may appoint”
 - **Section 408** Add the word _____ of single family residential structures.
 - **Renumber** Sign Ordinance to Section 20 not 19.
 - **Section 2901b** Correct Type “To”, not T.

The Commission will further discuss the balance of revisions at its April Meeting.

2. The Commission reviewed the March 23, 2010 memo from the County Planner. Internally illuminated signs were discussed. Revisions to the memo were suggested to Mr. Ennis who will return to the April Meeting with changes.
3. The Commission decided to table Wetlands Ordinance review until the April Meeting.
4. The Commission reviewed Maximum Impervious Coverage for the MR and added any missing districts. Mr. Ennis was asked to review garden apartments at the April Meeting.

5. The Commission will recommend Design Standards be added to all Non-residential Districts in the Zoning Ordinance Change. This will be added to the final memorandum when the balance of zoning ordinance changes are completed.

NEW BUSINESS:

1. The Planning Commission reviewed a sign proposed at Bridget's and agreed it violates the language of the zoning ordinance. It was suggested the owner consider use of a two-sided sign similar to one in use, one sign being on North Main Street and the other near the corner on the East Butler side near the entrance.
2. Mrs. Baigis thanked the Planning Commission for their endurance in reviewing the zoning ordinance changes. .

Mr. LaGreca moved the Meeting be adjourned. Seconded. Carried.

Respectfully Submitted,

George W. Benigno
Secretary
Ambler Borough Planning Commission