

**MINUTES
AMBLER BOROUGH PLANNING COMMISSION**

May 25, 2010

The regular May Meeting of the Ambler Borough Planning Commission was held on Tuesday, May 25, 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. Mulroy moved the Minutes of April 27, 2010 be approved as submitted. Seconded. Carried.

OLD BUSINESS:

1. The Planning Commission received the Land Development for a parking lot at the rear of 158 East Butler Avenue. The Borough Engineer's review letter of May 18, 2010 was reviewed item by item. The applicant agreed to all items. The County Planner's letter of May 25, 2010 was reviewed item by item. A waiver to use an aerial photograph for properties within 400 feet was recommended. In lieu of a waiver for landscape buffering for the parking lot, the owner agreed to install a vinyl shadow box fence between 158 and 150 East Butler Avenues and to plant a small shade tree in the triangle at Poplar Street. The applicant also is planting a new larger shade tree in the front yard on Butler Avenue. Mr. LaGreca moved the Planning Commission approve the Land Development subject to conditions outlined. Seconded. Carried.
2. The Planning Commission met for one hour with an Environmental Advisory Commission member to review a draft wetland ordinance. Concerns about the impact on property owners and on proposed sites for development were discussed. There are differences, it was determined on Borough maps as to what are 'wetlands' in the Borough. The EAC member advised that the draft ordinance presented was one of five drafts in the package. Mr. Mulroy moved that a letter be sent to the Borough Manager asking for all five draft ordinances and stating the Committee's concern that there is no single map that shows wetlands in the Borough. Seconded. Carried.
3. The Planning Commission reviewed Mr. Ennis' May 25, 2010 letter on Zoning/Code amendments. With Mr. Ware recusing himself, the Commission corrected parking space for compact car; corrected and approved assessing use for a pool house; corrected and approved corner lots; corrected and approved drive-thru facilities. The Commission discussed irregular lot lines with the Solicitor, noting that in 2006 the Commission did

make changes which were modified by a judge in a recent court case in the Borough. Wind turbines and solar panels will be discussed in June.

4. After reviewing a memorandum of May 25, 2010 from the County Planner, the Commission recommended a five percent pervious coverage for Garden Apartment Districts.

NEW BUSINESS:

1. The County Planner was asked to bring a report on meter and street parking to be used in calculating parking for businesses in Downtown Commercial Districts.

Discussion ensued. Mrs. Bernadette Dougherty of Tennis Avenue expressed her thoughts on street and metered parking.

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

Respectfully Submitted,

George W. Benigno
Secretary
Ambler Borough Planning Commission