

AMBLER BOROUGH PLANNING COMMISSION  
MINUTES OF OCTOBER 8, 2013, MEETING

A Special meeting of the Ambler Borough Planning Commission was held on Tuesday, October 8, 2013, at 7:00 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania. Chairman Steven Ware presided. This meeting was scheduled to accommodate the applicant of the Minor Land Development proposed for the property located at 132-136 Poplar Street.

**Roll Call:** Present: Salvatore A. Boccuti, Dan McCormick, Peter Amento Joshua Kanaplue, Steven Ware, William Mulroy, and Carol Ann DiPietro. Meredith Curran Trego, Montgomery County Planner, and Ronald E. Myers, Sr., Ambler Borough Code Enforcement Officer, and James Dougherty, of Gilmore and Associates, Inc., Borough Engineer, were also in attendance.

Robert Lagreca and Margaret Andrews were excused from attendance.

Salvatore Boccuti made a motion, Second by Joshua Kanaplue to approve the Minutes of the September 24, 2013, meeting.

**OLD BUSINESS:**

Preliminary/Final Minor Land Development Plan. Applicant is proposing to demolish part of the existing structure and refurbish the remaining structure and use the property for professional engineering offices. The property is located at 132-136 Poplar Street., Tax Parcel #01-00-03883-00-4. Property owner is Marneimar LLC, c/o The Compass North Companies, 650 Sentry Parkway, Blue Bell, Pennsylvania, 19422. Equitable owner GMW Properties, G.P., LLC c/o Steve Griet, 550 Pinetown Road, Suite 205, Fort Washington, Pennsylvania, 19034. Attorney for Applicant is Mark S. Harris, Esquire, 1767 Sentry Parkway West, VIST Financial Building, Suite 311, Blue Bell, Pennsylvania, 19422. Engineer for Applicant is Robert E. Blue Consulting Engineers, P.C., 1149 Skippack Pike, Blue Bell, Pennsylvania, 19422. Current Zoning of the property is R-3 Residential. A presentation was made to the Commission outlining the portion of the building proposed for demolition, the proposed addition of parking in the front of the building and the proposed renovation to the building. The County Planner and Borough Engineer comment letters were reviewed and the applicant will appear with a revised plan at the October 22, 2013, regularly-scheduled Planning Commission meeting.

**NEW BUSINESS:**

Council requests the Planning Commission review and make recommendations on a letter received from Wissahickon School District pertaining to the sale of Mattison Avenue Elementary School in accordance with Section 305 of the Municipalities Planning Code. After discussion, the Commission voted to make a recommendation to Borough Council that the letter from Wissahickon School District was reviewed by the Commission and the terms of the transaction set forth in the letter were satisfactory to

the Commission. A roll-call vote was taken and five out of the seven members present voted yes, two members voted no.

**CONTINUED BUSINESS FOR OCTOBER 22, 2013, MEETING:**

- Review of revised plan to be provided by Applicant for Poplar Street Minor Land Development Plan to comply with comment letters issued by County Planner and Borough Engineer.

---

Several residents were in attendance.

Salvatore Boccuti moved that the meeting be adjourned at approximately 8:25 p.m., and William Mulroy seconded the motion.

Respectfully Submitted,  
Carol Ann DiPietro  
Recording Secretary,  
AMBLER BOROUGH PLANNING COMMISSION