

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF DECEMBER 11, 2013, MEETING

The November/December meeting of the Ambler Borough Planning Commission was held on Wednesday, December 11, 2013, at 7:00 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania. Chairman Steven Ware presided.

Roll Call: Present: Salvatore A. Boccuti, Dan McCormick, Peter Amento Joshua Kanaplue Robert Lagreca, Steven Ware, William Mulroy, Margaret Andrews 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 made a motion; seconded by Peter Amento to approve the Minutes of the Meeting of October 22, 2013.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Preliminary/Final Land Development Plan. Applicant is proposing to demolish two existing single-family dwellings, subdivide to merge two existing lots and create four new lots and construct four new single-family, semi-detached dwellings. The property is located at 111 Locust and 17 Center Streets, Tax Parcels 01-00-00243-004 and 01-00-00949-004. The property owner is ABH Builders/Dave Navo Contracting, LLC. The current zoning of the property is R-3 Residential Zoning.

Robert Lagreca made a motion, seconded by Carol DiPietro, to make a recommendation to Borough Council to approve the Preliminary/Final Land Development Plan presented by ABH Builders/Dave Navo Contracting, L.L.C. to demolish the existing two single-family dwellings, subdivide to merge two existing lots and create four new lots and construct four new single-family, semi-detached dwellings along with the requested waivers subject to compliance with the Gilmore and Associates comment letters dated November 19, 2013, and November 21, 2013, and the Montgomery County comment letter dated November 20, 2013. The waivers requested are the customary requests to receive preliminary and final approval, and to present an aerial photograph to satisfy the requirement of the existing features within 400 feet. These two waivers shall be added to the Plan. The vote taken was unanimous. A letter will be prepared to Council.

2. Preliminary Subdivision Plan to construct 38 townhouses including streets and utilities. The property is located at South Chestnut Street, Tax Parcel #01-00-01157-30-9, Parcel "D". Current owner is AMA/American Marketing Association, Inc., c/o

Arnold Furman, 57 Old Post Road, Greenwich, Connecticut. The Applicant and contact person is David Caddick, Caddick Construction Co., Inc. 254 S Main Street, Ambler. The Engineer for the applicant is Pennoni Associates, Inc., One Drexel Plaza, 3001 Market Street, Philadelphia, PA. The current zoning of the property is OC- Office Campus along with RO – Redevelopment Overlay District. Matt Kensil of Pennoni presented the proposed plan for the 38 townhouses. There was discussion concerning the previous plan submitted last year for 36 townhouses on this parcel. That plan was revised to conform to a current driveway easement to be used as a one-way out of the development to Maple Avenue. Chestnut Street would be two-ways to this development and then at this development would become one-way in. The Commission members were in agreement to schedule a special meeting prior to the regular January 21st meeting to review the comment letters from the Borough Engineer and the County Planner when they become available. A Conditional Use application was also received and will be discussed further at the Special Meeting.

3. Council recommends the Planning Commission to review and recommend the Planning Commission Chairman to authorize the DEP Sewage Facilities Planning Module Component 4A for the Ambler Crossing Development located on South Chestnut Street, Ambler. Robert Lagreca made a motion and it was seconded by Dan McCormick. The vote taken was unanimous. A letter will be prepared to Council.

OTHER BUSINESS:

Salvatore Boccuti presented an update on the progress the EPA is making at the Bo-Rit site. Draining of the reservoir will begin shortly. The EPA intends to filter the water that will be drained into the creek. The bottom will be graded, and a geo-textile barrier will be installed before it is allowed to fill again. The source of the water is not yet determined. The berm around the top of the reservoir will be widened. Thereafter, the owner plans to construct a viewing platform, hoping that the birds will return to their habitat.

Several residents were in attendance, and some had questions for the presenters.

Robert Lagreca moved that the meeting be adjourned at approximately 8:45 p.m., and Peter Amento seconded the motion.

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