

AMBLER BOROUGH PLANNING COMMISSION  
MINUTES OF MAY 28, 2013, MEETING

The regular May meeting of the Ambler Borough Planning Commission was held on Tuesday, May 28, 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: Dan McCormick, Salvatore A. Boccuti, Joshua Kanaplue, Peter Amento, Margaret Andrews, Steven Ware, William Mulroy, and Carol Ann DiPietro. Meredith Curran, Montgomery County Planner, Ronald E. Myers, Sr., Code Enforcement Officer and James Dougherty, Borough Engineer, were also in attendance. Robert Lagreca was excused.

Margaret Andrews moved the Minutes of April 23, 2013, be approved with no change, and Peter Amento seconded the motion.

**OLD BUSINESS:**

The proposed text amendment to the TOD – Transit Oriented Zoning District (RO Redevelopment Overlay District) prepared by the applicant’s attorney, James Garrity, was reviewed. This amendment reduces the minimum distance a parcel would need on a rail line and the amount of the acreage. It also reduces the building length and building connections. The original text was adopted for the original project consisting of more than one parcel to be developed together. A motion was made by Joshua Kanaplue and seconded by William Mulroy to recommend to Council that this amendment be approved and adopted. The vote was carried unanimously.

Preliminary/Final Land Development Plan to construct 115 apartment Units and an Amenity Building for the property located on South Chestnut Street, Tax Parcel #01-00-02944-00-7 was presented by the Applicant/Contact Person, John Zaharchuk, Ambler Crossings Development Partners, LP, 201 South Maple Avenue, Suite 100, Ambler, PA, 19002 and his Engineer, Jason Engelhardt, P.E., Langan Engineering, One West Broad Street, Suite 200, Bethlehem, PA 18018. A Conditional Use Application is needed and has been filed. The current Zoning of the property is OC – Office Campus/RO – Redevelopment Overlay District.

The presentation at the April meeting was informational only. The Borough Engineer and the County Planner presented their Comment Letters for review. A request was made to the Borough Solicitor to approve the waiver of a traffic study. A study was performed in 2006.

After discussion concerning vehicular traffic flow to and through the development, pedestrian traffic through the development from the proposed 36-townhome development and firetruck access, Peter Amento made a motion, seconded by Joshua Kanaplue, to recommend to Borough Council to approve the Preliminary/Final Land Development Plan and the Conditional Use Application to construct 115 apartment units and an amenity building at the above location subject to compliance with the Gilmore and Associates comment letters and the Borough Solicitor’s decision on the

requirement for a traffic study. The vote was carried unanimously. A Conditional Use Hearing will need to be scheduled.

### **NEW BUSINESS:**

Preliminary/Final two-lot subdivision plan creating a new lot to construct a new single family dwelling was presented by Vincent Bevivino on behalf of the owner, Springland 234, LLC., for the property located at 250 N. Spring Garden Street, Tax Parcel #01-00-04861-007. The plan was prepared by Charles E. Shoemaker, Inc., and John T. Reilley, PLS, appeared before the Commission. The current zoning is R-1 Residential. The present dwelling is non-conforming; however, the proposed new lot and newly-constructed dwelling would conform. A motion was made by Joshua Kanaplue, and seconded by Peter Amento, to make a recommendation to Borough Council to approve the above-referenced Preliminary/Final two-lot Subdivision Plan with the conditions set forth in the comment letters prepared by Gilmore and Associates dated May 22, 2013, and May 24, 2013. 8 members were in attendance and the vote was 7 ayes. Carol DiPietro abstained because the applicant is a family member.

Preliminary/Final Land Development Plan. Applicant is proposing to demolish the existing Ambler Savings Bank building and construct a new bank building. The property is located at 155 East Butler Ave., Tax Parcel #'s 01-00-00643-004, 01-00-00637-00 and 01-00-00634-004. Property owner is Ambler Savings Bank, 155 East Butler Avenue. The Applicant/contact person is Roger Zacharia. The attorney for the Applicant is Kate Harper, Esquire, of Timoney Knox LLP., Fort Washington, Pennsylvania. The engineer for Applicant is Anthony John Hibbeln, P.E., of Hibbeln Engineering Company, L.L.C. Blue Bell, Pennsylvania. The current zoning of the property is DC – Downtown Commercial.

Peter Amento rescued himself because he was employed by Hibbeln Engineering Company. A three-story, 28,050 square-foot building is proposed with a roof designed to hide the mechanicals. The proposed roof will be a “green” roof. The first floor will be intended for the retail bank branch. The second and third floors will be reserved for offices and boardroom. The proposed construction is brick and pre-manufactured stone. The building will have a walk-up teller and night drop in the front. Drive-up Automatic Teller and drive-up banking window lanes are proposed in the rear of the building. Concealed dumpster and transformer will be in the rear of the building. There will be entrances both in the front and rear of the building. Comment letters to be issued by Borough Engineer and County Planner will be discussed at the June, 2013, meeting.

### **CONTINUED BUSINESS FOR JUNE, 2013, MEETING:**

- Review of Comment Letters to be issued by Borough Engineer Jim Dougherty, and County Planner for the Ambler Savings Bank project.

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Several residents were in the audience and asked the presenters questions.

William Mulroy moved that the meeting be adjourned at approximately 10:00 p.m., and Margaret Andrews seconded the motion.

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