

AMBLER BOROUGH PLANNING COMMISSION  
MINUTES OF AUGUST 13, 2013, MEETING

A Special Meeting of the Ambler Borough Planning Commission was held on Tuesday, August 13, 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, Joshua Kanaplue, Dan McCormick, Robert Lagreca, Steven Ware, William Mulroy, and Carol Ann DiPietro. Meredith Curran, 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.

Peter Amento and Margaret Andrews were excused from attendance.

Dan McCormick moved the Minutes of July 23, 2013, be approved and William Mulroy seconded the motion.

**OLD BUSINESS:**

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. A revised Plan was prepared and presented for discussion. Richard Collier presented the four areas for discussion:

1. Plan was revised to satisfy Gilmore's Comment Letter.
2. Plan was revised to raise the 1<sup>st</sup> floor six inches to satisfy FEMA
3. Parking requirements confusion was discussed.
4. Gateway Overlay District Text Amendment was presented.

James Dougherty reviewed his Comment Letter dated August 13, 2013, and the County Planner reviewed her Comment Letter dated August 12, 2013.

Council recommends the Planning Commission review and recommend a revised text amendment to the TOD – Transit Oriented Zoning District (RO Redevelopment Overlay District) The revised text amendment had not been prepared in time for this August 13, 2013, Special Meeting so there was no presentation.

**NEW BUSINESS:** No new business.

**CONTINUED BUSINESS FOR SPECIAL MEETING, AUGUST 27, 2013, MEETING:**

- Further review of revised Plan for the Ambler Savings Bank project.
- Review of the revised text amendment to the TOD – Transit Oriented Zoning District (RO Redevelopment Overlay District)

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Several residents were in the audience and had questions for the Presenter.

Robert Lagreca moved that the meeting be adjourned at approximately 9:30 p.m., and Salvatore A. Boccuti seconded the motion.

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