

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF SEPTEMBER 24, 2013, MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, September 24, 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 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.

Joshua Kanaplue and Margaret Andrews were excused from attendance.

The Minutes of the Meeting on August 27, 2013, were missing the last page and will be approved by email.

OLD BUSINESS:

Council recommends the Planning Commission review and recommend a revised text amendment to the TOD – Transit Oriented Zoning District (RO Redevelopment Overlay District). This Amendment was drafted by James Garrity, Attorney for the developer of the proposed apartment complex along Chestnut and Maple Avenues. After discussion particularly concerning the planting buffer along the border of the property, a motion was made by Robert Lagreca and seconded by William Mulroy to make a recommendation to Council that this Amendment be approved with the deletion of Section V(g) in this Amendment – to allow Section V(g) with regard to the planting buffer to remain unchanged in the current ordinance. Motion carried 6 ayes. (7 members in attendance) Salvatore Boccuti recused himself. A letter will be prepared to Council.

Council recommends the Planning Commission review and recommend an ordinance amending Ordinance 922 codified at 27-2007(c)(6). This text amendment was prepared originally by the attorney for Ambler Savings Bank, Kate Harper. A red-lined version was presented to the Planning Commission showing additions and deletions that had been recommended by the Planning Commission in a letter to Council after its August 27, 2013, meeting. A motion was made by Peter Amento to recommend this version to Council and William Mulroy seconded his motion. Motion carried 6 ayes (7 members in attendance). Robert Lagreca recused himself. A letter will be prepared to Council.

NEW 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 Robert E. Blue Consulting Engineers, P.C., 1149 Skippack Pike, Blue Bell, Pennsylvania, 19422. Current Zoning of the property is R-3 Residential. Mr. Blue made a presentation 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. While this proposed plan is very attractive to the Commission, additional information is necessary before a recommendation can be made. The applicant agreed to appear at a Special Meeting scheduled for Tuesday, October 8, 2013. It is anticipated that the comment/review letters from the Borough Engineer and the County Planner will be available at that meeting.

CONTINUED BUSINESS FOR OCTOBER 8, 2013, SPECIAL MEETING:

- Review of additional information provided by Applicant for Poplar Street Minor Land Development Plan and comment letters issued by County Planner and Borough Engineer.

Several residents were in attendance.

Salvatore Boccuti updated the Commission on the progress of the EPA at the Bo-Rit site. The reservoir is slated to be drained, cleaned and allowed to refill.

Robert Lagreca moved that the meeting be adjourned at approximately 8:15 p.m., and William Mulroy seconded the motion.

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