

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF OCTOBER 28, 2014, MEETING

The Regular Meeting of the Ambler Borough Planning Commission was held on Tuesday, October 28, 2014, at 7:00 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania. President Steve Ware presided.

Roll Call: Present: Peter Amento, Salvatore A. Boccuti, Carol Ann DiPietro, Elizabeth Iovine, Robert Lagreca, Dan McCormick, William Mulroy and Steve Ware. Meredith Curran Trego, Montgomery County Planner, James Dougherty, of Gilmore and Associates, Inc., Borough Engineer, and Mary Aversa, Borough Manager, were also in attendance. Al Comly and Ronald E. Myers, Sr., Ambler Borough Code Enforcement Officer were excused from attending.

Robert Lagreca made a motion to approve the Minutes of the meeting of September 23, 2014. Salvatore Boccuti seconded the motion.

OLD BUSINESS:

Council recommends the Planning Commission review and recommend revisions to the Parking Ordinance for specific uses. The County Planner prepared a draft Ordinance setting forth suggested up-dated parking calculations to be incorporated into the Zoning Ordinance for Ambler. This draft was discussed at the July, August and September meetings and some revisions were suggested by the Commission at those meetings. The Planning Commission passed over this matter to accommodate the Applicant for the Glen Mawr Home Sites Subdivision Plan. This matter is continued to the November, 2014, Meeting.

NEW BUSINESS:

Council requests the Planning Commission review and recommend revisions to the existing Ordinance which lacks a provision allowing for “automobile sales” as a permitted use. The Planning Commission passed over this request to accommodate the Applicant for the Glen Mawr Home Sites Subdivision Plan. This matter is continued to the November, 2014, Meeting.

Council requests the Planning Commission review Preliminary/Final Subdivision Plan for Glen Mawr Home Sites. The Planning Commission began its meeting with this matter to accommodate the Applicant. Robert Ratoskey presented the proposed Subdivision Plan. Peter Amento and Steve Ware recused themselves. Comment Letters from Gilmore, Borough Engineer, and the County Planner were not available as of the date of this meeting. At a Council meeting in 2011, acknowledgement for

recording of a prior subdivision plan for these lots was approved, but this 2011 action of Council was overturned by an Order of the Court in September of 2014. However, the lot closest to Hendricks Street had been sold to a neighboring resident, Timothy Alexy. The Applicant also has a buyer for the lot on the opposite end.

A large number of residents attended to voice opinions concerning steep slope, flood plain, flooding issues, storm water management, maintenance of the flood plain area, stream bank stabilization, and new FEMA flood plain delineation of this area.

Brian Quinn the resident adjacent to this property presented information evidencing recent flooding in the area along with other opinions regarding the proposed subdivision.

CONTINUED BUSINESS FOR THE NOVEMBER, 2014, MEETING

Further discussion and review of proposed parking requirement changes for certain uses and a recommendation to Council for implementation of a “parking fund” and possible issuance of parking permits for residents.

Review revisions to the existing Ordinance which lacks a provision allowing for “automobile sales” as a permitted use.

Review County Planner and Borough Engineer comment letters for the proposed Glen Mawr Homes Preliminary/Final Subdivision Plan.

A large number of residents were in attendance. The following residents made comments concerning the proposed Valley Brook Road/Edgewood Drive proposed subdivision.

Sharon McCormick	130 Tennis Avenue
Peter Felderman	335 Valley Brook Road
Greg Marincola	329 Edgewood Drive
Susan Curry	316 Edgewood Drive
Brian Quinn	319 Valley Brook Road
Timothy Alexy	Purchaser of Lot #12 on prior subdivision plan
Erin Endicott	401 Edgewood Drive
Mary Margaret Monser	372 Forest Avenue
Bernadette Dougherty	338 Tennis Avenue
Tom Reilley	309 Valley Brook Road
Joseph Yackanicz	353 Valley Brook Road
Eileen Quinn	319 Valley Brook Road
Rick Denzien	164 Edgewood Drive

Robert Lagreca moved that the meeting be adjourned at approximately 8:50 p.m., seconded by Elizabeth Iovine. Because of the late hour, the parking ordinance and automobile sales ordinance discussions were continued for the November meeting.

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