

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF JANUARY 14, 2014, MEETING

A Special Meeting of the Ambler Borough Planning Commission was held on Tuesday, January 14, 2014, 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, Al Comly, Carol Ann DiPietro, Elizabeth Iovine, Robert Lagreca, Dan McCormick, William Mulroy and Steven Ware. 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.

Peter Amento was excused from attendance.

Robert Lagreca made a motion; seconded by William Mulroy to approve the Minutes of the Meeting of December 11, 2013

OLD BUSINESS:

Preliminary/Final Subdivision Land Development 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 Frumin, 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.

Kevin J. Sommar, Esquire, appeared on behalf of the Applicant along with Matt Kensil of Pennoni to review the January 9, 2014, Comment Letter presented by James Dougherty, Gilmore & Associates, Borough Engineer. Many of the items are "will comply". Meredith Curran Trego reviewed the County Planner Comment Letter which outlines the concern of the Chestnut Street one-way road ingress to the development and the Maple Avenue one-way road egress from the development. This is a result of the previously-approved subdivision plan with an access easement of approximately 20 feet wide. Applicant is also in need of a Conditional Use, and the Hearing is scheduled for 6:30 on January 21, 2014, before Borough Council. A motion was made to recommend to Borough Council that the Applicant is not ready for the Conditional Use Hearing. A letter will be prepared for Council. The Commission asked to see a revised plan at the January 28, 2014, Planning Commission meeting, adding the notes and making the necessary revisions to comply with the Borough Engineer's comments.

NEW BUSINESS:

None

CONTINUED BUSINESS FOR JANUARY 28, 2014, REGULAR MEETING

Review of revised Plan incorporating notes set forth in the Borough Engineer Comment Letter.

Several residents were in attendance. James Garrity, Esquire, appeared on behalf of Contact Person, John Zaharchuk, for Ambler Crossings Development Partners, LP., for the apartment development proposed for construction on the adjacent tract. Mr. Zaharchuk was also in attendance. Mr. Garrity had several objections to the Applicant's Plan, but indicated that the easement issue could be worked out between the property owners.

Robert Lagreca moved that the meeting be adjourned at approximately 8:20 p.m., and Salvatore Boccuti seconded the motion.

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