

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF FEBRUARY 25, 2014, MEETING

The Regular Meeting of the Ambler Borough Planning Commission was held on Tuesday, February 25, 2014, at 7:00 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania. Chairman Steven Ware was excused from attending; therefore, Vice-Chairman Robert Lagreca presided in his absence.

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

Steve Ware was excused from attendance.

Salvatore Boccuti made a motion; seconded by Peter Amento to approve the Minutes of the Meeting of January 25, 2014, with a correction to a name.

OLD BUSINESS:

Preliminary Subdivision 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.

Matt Kensil of Pennoni appeared on behalf of the Applicant along with Kevin J. Sommar, Esquire, to review Pennoni's February 19, 2014, response letter to the January 9, 2014, Comment Letter presented by James Dougherty, Gilmore & Associates, Borough Engineer. A revised Plan was presented changing the configuration of the townhomes proposed for Chestnut Street as it comes into the development. Several other proposals for this area were considered at the meeting. The Planning Commission requested the applicant revise their plan and appear at a Special Meeting tentatively scheduled for March 11, 2014. The fire marshal will also need to review the revised plan.

NEW BUSINESS:

Council recommends that the Planning Commission review and recommend a text amendment to the TOD – Transit Oriented Zoning District (RO Redevelopment Overlay

District). This Text Amendment was prepared by Applicant AMA/American Marketing Association, Inc., and is submitted for review to allow townhomes to be considered multi-family for purposes of the subsection to Chapter 27 (Zoning) Part 27 at Section 27-2703. William Mulroy made a motion that the Planning Commission recommend this Text Amendment to Council with the condition that the Borough Solicitor approves this Text Amendment. Elizabeth Iovine seconded the motion. Six of the eight members present voted yes, two members abstained from voting as they had recused themselves, and one member had an excused absence. A letter will be sent to Council.

CONTINUED BUSINESS FOR POSSIBLE MARCH 11, 2014, SPECIAL MEETING

Review of revised Plan.

Several residents were in attendance. John Zaharchuk appeared for Ambler Crossings Development Partners, LP, for the apartment development proposed for construction on the adjacent tract, and had several comments and questions.

Salvatore Boccuti presented an update of the progress of the EPA's work on the reservoir. It is anticipated that the reservoir will be completed drained within the next four weeks. The EPA has already drained about 17 million gallons of water by filtering the water into the Wissahickon Creek.

William Mulroy moved that the meeting be adjourned at approximately 9:10 p.m., and Robert Legreca seconded the motion.

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