

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

The Regular Meeting of the Ambler Borough Planning Commission was held on Tuesday, November 25, 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, Al Comly 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, Joseph Bresnan, Borough Solicitor, and Mary Aversa, Borough Manager, were also in attendance. Ronald E. Myers, Sr., Ambler Borough Code Enforcement Officer was excused from attending.

Robert Lagreca made a motion to approve the Minutes of the meeting of October 28, 2014. Peter Amento 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. Time did not permit discussion of this revised Ordinance at the October 28, 2014, meeting. After a final review with the County Planner of the revised Ordinance incorporating additions and changes discussed at the September meeting, Robert Lagreca made a motion, seconded by Salvatore Boccuti, to approve the Ordinance as provided by the County Planner including the suggested fee in lieu of an applicant being able to meet the required parking, and made a recommendation to Council. A letter will be prepared addressed to Council.

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. Joseph Bresnan, Borough Solicitor, gave a brief introduction about the Application and answered questions. A 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. Comment Letters from Gilmore, Borough Engineer, and the County Planner were discussed.

The Applicant agreed to return to the December 23, 2014, meeting with a revised plan to comply with the Borough Engineer Comment Letter.

**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 County Planner will be provide suggestions at the December 23, 2014, for discussion. This item was on the October 28, 2014, Agenda, however, it had been deferred as a result of the lengthy discussion on the Glen Mawr Homes Preliminary/Final Subdivision Plan.

**CONTINUED BUSINESS FOR THE DECEMBER, 2014, MEETING**

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

Review revised Plan for the proposed Glen Mawr Homes Preliminary/Final Subdivision Plan to comply with Borough Engineer Comment Letter.

---

A large number of residents were in attendance. The following residents made comments concerning the 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 |
| Judy Baigas          | 172 Tennis Avenue     |
| Erin Endicott        | 401 Edgewood Drive    |
| Bernadette Dougherty | 338 Tennis Avenue     |
| Tom Reilley          | 309 Valley Brook Road |
| Susan Johnson        | 347 Valley Brook Road |

Robert Lagreca moved that the meeting be adjourned at approximately 9:30 p.m., seconded by Peter Amento.

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