

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF FEBRUARY 24, 2015, MEETING

The Regular Meeting of the Ambler Borough Planning Commission was held on Tuesday, February 24, 2015, at 7:00 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania. Peter Amento called the meeting to order.

The January 27, 2015, meeting was cancelled because of inclement weather. Therefore, the reorganizational meeting was held February 24, 2015.

Peter Amento made a motion to nominate Robert Lagreca as Chairman. The motion was seconded and a vote was called. The vote taken was unanimous.

Peter Amento made a motion to nominate Al Comly as Vice Chairman. The motion was seconded and a vote was called. The vote taken was unanimous.

Peter Amento made a motion to nominate Carol Ann DiPietro as Secretary. The motion was seconded and a vote was called. The vote taken was unanimous.

Chairman Robert Lagreca presided.

Roll Call: Present: Joshua Kanaplue, Christopher Twohig, Elizabeth Iovine, Carol Ann DiPietro, Salvatore Boccuti, William Mulroy, Peter Amento, Al Comly, Jr., and Robert C. Legreca. Also in attendance: Meredith Curran Trego, Montgomery County Planner, James Dougherty, of Gilmore and Associates, Inc., Borough Engineer, and Glenn Kucher, Ambler Borough Code Enforcement Officer.

Salvatore Boccuti made a motion to approve the Minutes of the meeting of December 23, 2014, with one correction. Peter Amento seconded the motion. The vote taken was unanimous.

PRESENTATION:

Dennis Miranda, Executive Director of the Wissahickon Valley Watershed Association, presented possible suggestions on proposed ordinances to protect and encourage maintenance of the Borough's environmental resources.

OLD 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 provided a proposed ordinance which was discussed at the December meeting. Al Comly made a motion to recommend this draft ordinance with the corrections and additions to Council for approval. Salvatore Boccuti seconded the motion. A vote was taken. It was unanimous to make a recommendation to Borough Council to approve the draft of the revisions to the existing Ordinance which lacks a provision for automobile sales as prepared by Montgomery County Planning Commission with a correction on page 2 under the section “Existing Signage Standards” Line 6 to change the word “now” to “no” and on the attached Motor Vehicle Sales Agency Eligible Properties Map to change ½ acre to one acre and the addition of language to comply with the sign, landscaping, and noise requirements currently in place. A letter will be prepared to Council.

NEW BUSINESS:

Council requests the Planning Commission review five Ordinances submitted by the Ambler EAC to protect and encourage maintenance of the Borough’s environmental resources. The above presentation was made. Mary Aversa, Borough Manager, was present to answer any questions. She explained that these five proposed Ordinances: steep slope, wetlands protection, woodland protection, floodplain protection and riparian buffer zoning management will be discussed and reviewed at length at future meetings beginning with the March, 2015, meeting.

Council requests that the Planning Commission review the draft Ordinance recommending a Zoning Map change for the property located at 122 E. Butler Avenue from Institutional to Downtown Commercial. After discussion, Carol DiPietro made a motion to recommend to Council to approve the draft Ordinance recommending a Zoning Map change for the property at 122 E. Butler Avenue from Institutional to Downtown Commercial. Motion was seconded by William Mulroy. A vote was taken and carried unanimously. A letter will be prepared to Council.

Council requested the Planning Commission review revised language for the Communications Ordinance which had been reviewed by the Borough Solicitor. The revisions suggested were to avoid possible challenges. After a review of the changes suggested, William Mulroy made a motion to recommend to Council for approval. The motion was seconded by Peter Amento. A vote was taken and carried unanimously. A letter will be prepared to Council.

CONTINUED BUSINESS FOR THE MARCH, 2015, MEETING

On-going review of the possible suggestions for the environmental resources ordinances.

A number of residents were in attendance. The following residents made comments.

Brian Quinn	319 Valley Brook Road
Judy Baigas	172 Tennis Avenue
Mary Margaret Monser	372 Forest Avenue

Peter Amento moved that the meeting be adjourned at approximately 8:05 p.m., seconded by Joshua Kanaplue.

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