

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF JUNE 23, 2015, MEETING

The Regular Meeting of the Ambler Borough Planning Commission was held on Tuesday, June 23, 2015, at 7:10 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania. Chairman Robert Lagreca called the meeting to order and presided. Ambler Borough Council convened for a short meeting at 7:00.

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

Joshua Kanaplue was excused from attending.

Salvatore Boccuti made a motion to approve the Minutes of the meeting of May 26, 2015, with a correction; Elizabeth Iovine seconded the motion. The vote taken was approved unanimously.

NEW BUSINESS:

Council requested the Planning Commission review the proposed Ordinance amending the Subdivision and Land Development language clarifying that an approved plan does not expire after five years to make Borough Ordinance's compliant with state law. After discussion and advice from the Borough Engineer, Elizabeth Iovine made a motion, seconded by Peter Amento to make the recommendation to Council. The vote taken was unanimous to make the recommendation. A letter will be prepared to Council.

Council requested the Planning Commission review the proposed Ordinance granting Council the express authority to waive the Ordinance requirement that each step (tentative, preliminary and final) be voted on separately before moving on to the next step. After discussion, Salvatore Boccuti made a motion, seconded by William Mulroy to make the recommendation. The vote taken was unanimous to make the recommendation to Council. A letter will be prepared to Council.

Council requested the Planning Commission review the proposed Ordinance language to require Conditional Use approval from Council on future uses as well as regulate drive through service along Butler Avenue. After much discussion and audience

input, the Commission decided to recommend some changes. The term square feet to be changed to "Gross Floor Area" and the number 8,000 changed to 6,000 and finally to eliminate 4.(4) entirely. A motion was made by Al Comly, seconded by William Mulroy to make the recommendation to Council with the suggested changes. The vote taken was unanimous to make the recommendation to Council with the suggested changes. A letter will be prepared to Council.

OLD BUSINESS:

Review the revised proposed overlay map regarding the Borough steep slope areas and flood plain areas as well as the proposed steep slope conservation district Ordinance language looking to protect and encourage maintenance of the Borough's environmental resources. No discussion at this meeting.

Review the proposed overlay map regarding the Borough riparian corridor conservation district areas as well as the proposed riparian corridor conservation district ordinance language looking to protect and encourage maintenance of the Borough's environmental resources. There was discussion at the May meeting and further discussion will take place at the July, 2015.

Council requests the Planning Commission review the draft Ordinance which incorporates recommendations for provisions for "automobile sales" as a permitted use. After discussion on the zoning classifications this Ordinance would cover, a motion was made by William Mulroy and seconded by Peter Amento to make the recommendation to Council for approval. The vote taken was unanimous to make the recommendation. A letter will be prepared for Council.

CONTINUED BUSINESS FOR THE JULY, 2015, MEETING

On-going review of the possible suggestions for the environmental resources ordinances, initially, the steep slope areas and flood plain areas and the Riparian Corridor Conservation.

A number of residents were in attendance.

Brian & Eileen Quinn	319 Valley Brook Road
Bernadette Dougherty	338 Tennis Avenue
Judy Baigas	172 Tennis Avenue
Mary Margaret Monser	372 Forest Avenue
Susan Johnson	347 Valley Brook Road
Robert & Donna Kreamer	149 E. Race Street

William Mulroy moved that the meeting be adjourned at approximately 9:10 p.m.

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