

AMBLER BOROUGH PLANNING COMMISSION  
MINUTES OF APRIL 27, 2016, MEETING

The Regular Meeting of the Ambler Borough Planning Commission was held on Tuesday, April 27, 2016, at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue, Ambler, Pennsylvania. Chairman Robert Lagreca called the meeting to order.

**Roll Call:** Present: Joshua Kanaplue, Elizabeth Iovine, Carol Ann DiPietro, Salvatore Boccuti, William Mulroy, Peter Amento, Al Comly, Jr., and Robert Lagreca. Also in attendance: Lauren Van Dyk, Montgomery County Planner, Glenn Kucher, Ambler Borough Code Enforcement Officer

Christopher Twohig was absent and Al Comly, Jr., attended the second part of the meeting.

Salvatore Boccuti made a motion to approve the Minutes of the meeting of March 22, 2016, William Mulroy seconded the motion.

Robert Lagreca made an announcement that the public will be given time for comments after the Commission holds its discussion. Everyone will get a turn to speak and there will be no discussion between members of the audience.

**NEW BUSINESS:**

Review the proposed Zoning Ordinance that certain uses permitted by special exception in the Borough's residential zoning districts should be permitted only in the Institutional Zoning District given the inventory of institutionally-zoned parcels and because adding non-residential uses in fully-developed residential neighborhoods would be inconsistent with the overall feel of such residential neighborhoods. Many residents offered opinions and comments on this amendment. After extensive discussion William Mulroy made a motion, seconded by Peter Amento to make a recommendation to council to hold a hearing on adopting the amendment. A roll call vote taken was six in favor of the recommendation and one opposed. Seven members were present for the vote.

Input is requested on potential uses for the recent acquisition of the parcel at the corner of Butler and Park in front of the CVS parcel by the Borough. There was discussion concerning some innovative ideas for a pocket park with some parking spots. The County Planner suggested that grant money may be available for a project such as this – parking mixed with seating area and green space. Further discussion at the May meeting.

**OLD BUSINESS:**

Crown Castle NG East located in King of Prussia, Pennsylvania, requests a conditional use approval to install three proposed DAS Node Facilities within the public right-of-way at 2 Ridge Avenue, 209 W. Butler Avenue and 100 S. Main Street. The location on Ridge is in front of the Presbyterian Church, the W. Butler Avenue location is in front of the Sons of Italy Lodge and the 100 S. Main is in front of the SEPTA parking lot. Representatives from Crown Castle attended to make a presentation. Peter Amento made a motion, seconded by Elizabeth Iovine to recommend that Council schedule a Conditional Use Hearing. A vote was taken and it carried unanimously to recommend Option #3. A letter will be prepared for Council.

Discussion regarding proposed draft Parking Ordinance revisions. This item was postponed because of the late hour.

**CONTINUED BUSINESS FOR THE MAY, 2016, MEETING**

Further discussion on the proposed draft Parking Ordinance revisions.

Input requested on potential uses for the recent acquisition of the parcel at the corner of Butler and Park.

Continued discussion of a Planning Commission meeting taking place outside with a walk along Butler Avenue.

Several residents were in attendance and many expressed comments. Some in Attendance were:

Judy Baigas	172 Tennis Avenue
Mary Margaret Monser	372 Forest Avenue
Brian and Eileen Quinn	319 Valley Brook Road
Jennifer Brooke Marshall	157 Edgewood Drive
Robert & Donna Kreamer	149 E. Race Street
Peter Felderman	335 Valley Brook Road
Tara James	360 Forest Avenue
Sue Curry	316 Edgewood
Chris Raines	339 Mattison Avenue

Elizabeth Iovine made a motion at 8:50 seconded by Carol DiPietro to adjourn.

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