

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF MAY 27, 2026 MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, May 27, 2026, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania. Chairman John Oswald presided

ROLL CALL: Present: Theresa Coleman-Clement, Carol DiPietro, Mary Spross, Peter Amento, Lee Meinicke, Al Comly and John Oswald. Also in attendance was Timothy Konetchy, Montgomery County Planner, and Glenn Kucher, Borough Code Enforcement Officer. Isaac Kessler and Carissa Hazelton were excused.

APPROVAL OF MINUTES: Peter Amento made a motion to approve the minutes of April 28, 2026; seconded by Lee Meinicke. The vote taken was unanimous to approve.

OLD BUSINESS:

Input is requested on updating the 2013 Borough Comprehensive Plan. Draft goals and proposed themes/outline were discussed. A public meeting will be planned later this year for input.

Recommend to Council Ordinance amendments to require recreation area or open space for all new developments or subdivisions. This would also include provisions for a fee-in-lieu-of in the event recreation area or open space is not feasible that can be put towards existing park improvements. A draft ordinance was presented for discussion. Thereafter, a motion was made and seconded to recommend to Council to approve this draft ordinance language. The vote taken was unanimous in favor of the recommendation to Borough Council to approve with the following revisions:

To require adequate recreational opportunities for current and future residents of the borough, all new development shall be required to offset the anticipated impact on existing facilities by providing open space and recreation areas. The provisions of this section aim to maintain and expand recreational facilities within the Borough.

To require a fee in lieu of recreation or open space if open space or recreation area is not feasible such as a two-lot subdivision or redevelopment of an existing lot where space is not deemed applicable. This fee would then be able to be put towards improvements for existing borough park improvements.

Suitable recreation land shall be provided for each subdivision or land development, which shall be offered for dedication to the borough in accordance with the following: Residential land uses containing two (2) or fewer residential dwelling units shall provide a fee in lieu of dedication, and residential uses and mixed land uses containing three (3) or more residential dwelling units shall offer for dedication 5% of the gross lot acreage. Nonresidential land uses shall offer for dedication 5% of the gross lot acreage.

NEW BUSINESS:

Review "Ambler Crossings Phase II (South Chestnut Street) preliminary and final land development application proposing construction of a 92-unit residential apartment building with associated driveways, parking, utilities, and stormwater management design. On behalf of the Applicant, Peter Zaharchuk appeared to present an overview of the proposed project. Tim Konetchy, our County Planner, reviewed his Comment Letter. There were comments and

questions from the Commission Members and the public. The Applicant will return next month for further discussion.

PUBLIC ATTENDANCE: Comments Made By:

Salvatore Boccuti	300 Rosemary Avenue
Erica Garvey	213 Locust Street
Jillian Garvey	213 Locust Street
Jason Maamari	271 N. Ridge Avenue

Mary Spross made a motion to adjourn at 9:00, seconded by Carol DiPietro.

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