

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF JUNE 23, 2026 MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, June 23, 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, Peter Amento, Lee Meinicke, Isaac Kessler, Al Comly and John Oswald. Also in attendance was Timothy Konetchy, Montgomery County Planner, Will Smith, Borough Engineer, and Glenn Kucher, Borough Code Enforcement Officer. Mary Spross and Carissa Hazelton were excused.

APPROVAL OF MINUTES: Lee Meinicke made a motion to approve the minutes of May 26, 2026; seconded by Theresa Coleman-Clement. The vote taken was unanimous to approve.

CORRESPONDENCE/MEETINGS/COORDINATION AND OUTREACH:

Two upcoming projects were shared. SEPTA plans to make a brief presentation and introduction of the Korman project at the SEPTA parking lot at the July 28th meeting. The BET project conditional use application will be coming within the next month or so.

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. Our County Planner provided an outline for discussion on the categories and themes for the Comp Plan. The format of the Comp Plan was also discussed.

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 and a recommendation was voted on for Council at the May 26, 2026, Planning Commission meeting. At the Council Meeting, a suggestion was made to include an additional calculation. A motion was made by Carol DiPietro and seconded by Lee Meinicke to make a recommendation to Council. The vote taken was unanimous. A letter will be sent to the Borough Manager.

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 answer any additional questions posed at the May 26, 2026, meeting. Peter Amento made a motion to recommend to Council to approval the scheduling of a Conditional Use Hearing with the requested Waivers. The motion was seconded by Carol DiPietro. Of the seven members present, six voted in favor and one abstained. A letter will be prepared for Council.

PUBLIC ATTENDANCE: Comments Made By:

Carol Kalos	On Behalf of the Wissahickon Valley Historical Society
Lindsey Morrison-Daku	122 Greenwood Avenue

Peter Amento made a motion to adjourn at 8:37, seconded by Carol DiPietro.

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