

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF MARCH 25, 2025 MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, March 25, 2025, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania. Chairman John Oswald presided.

ROLL CALL: Present: Isaac Kessler, Mary Spross, Carissa Hazelton, Carol Ann DiPietro, Peter Amento, Al Comly and John Oswald. Also in attendance were Timothy Konetchy, Montgomery County Planner, James Dougherty, Borough Engineer and Glenn Kucher, Borough Code Enforcement Officer.

Lee Meinicke and Theresa Coleman-Clement were excused.

APPROVAL OF MINUTES: Pete Amento made a motion to approve the minutes of February 25, 2025; seconded by Mary Spross. The vote taken was unanimous to approve.

NEW BUSINESS:

Review “220 S Chestnut Street Sketch Plan” proposing demolition of an existing warehouse/industrial building to construct 16 stacked townhomes. Parking is provided in the rear of the building with access to Maple Avenue. The Planning Commission members provided comments to the owner/developer and his attorney, Andrew Stoll, who presented the sketch plan. Stacked townhouses is a new concept for Ambler and was met with positive and negative comments by both the Commission Members and the public. The proposal is to build 16 stacked townhomes that would face Chestnut Street with garages, parking and overflow parking behind the townhomes with the driveway accessed from Maple Avenue by way of an easement. This presentation was a concept for comments only as it does not meet the current zoning.

A new issue was brought up and discussed by the Planning Commission members regarding revision to the Subdivision Land Development Ordinance requiring open space or fee in lieu of recreation or open space. A motion was made by Carissa Hazelton and seconded by John Oswald to request from Council to allow the Commission to explore the following subdivision land development 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 community.
- 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 put towards improvements for existing borough park improvements. The vote taken was unanimous in favor of the recommendation to Borough Council to allow the Planning Commission to explore these recommendations further.

OLD BUSINESS:

A draft of proposed Ambler Borough Planning Commission by-laws was presented for adoption. A draft annual report for 2024 was also presented for discussion at a future meeting. Pete Amento made a motion to approve and adopt the By-laws; seconded by Carissa Hazelton. The vote taken was unanimous.

Input is requested on updating the 2013 Borough Comprehensive Plan. The Borough Planning Commission hosted an open house regarding the comprehensive plan on Tuesday, January 28, 2025. Discussion regarding the public comments will take place at a future meeting. The predominant comments were transportation, trees and parks.

Input is requested on incorporated revisions like the recent Transit Oriented Development Ordinance to the Downtown Commercial and Commercial districts including aesthetics and architectural elements. Drafts comparing the Downtown Commercial and Commercial district ordinances were prepared and presented by the County Planner. After discussion, Isaac Kessler made a motion to recommend this draft ordinance to Council; seconded by Mary Spross. The vote taken was unanimous. A letter will be prepared for Council.

PUBLIC ATTENDANCE:

Some residents in attendance were

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| Nancy Roecker-Coates | 208 Southern Avenue |
| Anthony Giannetti | 16 Center Street |
| Bernadette Dougherty | 338 Tennis Avenue |
| Glynnis Siskind | 332 Pleasant Acres |
| Albert M. Comly,III | 208 S. Chestnut Street |

Carissa Hazelton made a motion at 8:58 seconded by Mary Spross to adjourn.

Respectfully Submitted,

Carol Ann DiPietro
Recording Secretary,
AMBLER BOROUGH PLANNING COMMISSION