

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF APRIL 23, 2013, MEETING

The regular April meeting of the Ambler Borough Planning Commission was held on Tuesday, April 23, 2013, at 7:00 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania. Chairman Steven Ware presided.

Roll Call: Present: Dan McCormick, Salvatore A. Boccuti, Joshua Kanaplue, Peter Amento, Margaret Andrews, Steven Ware, Robert Lagreca, William Mulroy, Carol Ann DiPietro, Meredith Curran, Montgomery County Planner, and Ronald E. Myers, Sr., Code Enforcement Officer. James Dougherty, Borough Engineer, was excused from attendance.

Robert Lagreca moved the Minutes of January 22, 2013, be approved with no change, and Peter Amento seconded the motion.

The February and March Planning Commission Meetings were cancelled as there were no agenda items.

OLD BUSINESS:

NONE

NEW BUSINESS:

Preliminary/Final Land Development Plan to construct 115 apartment Units and an Amenity Building for the property located on South Chestnut Street, Tax Parcel #01-00-02944-00-7 was presented by the Applicant/Contact Person, John Zaharchuk, Ambler Crossings Development Partners, LP, 201 South Maple Avenue, Suite 100, Ambler, PA, 19002 and his Engineer, Jason Engelhardt, P.E., Langan Engineering, One West Broad Street, Suite 200, Bethlehem, PA 18018. A Conditional Use Application is needed and has been filed. The current Zoning of the property is OC – Office Campus/RO – Redevelopment Overlay District.

The presentation was informational only as the Borough Engineer and the County Planner had not yet issued their Comment Letters for review.

The main entrance for the apartment complex is proposed off Maple Avenue, and it is proposed that Maple become a two-way street. The project proposes interior sidewalks for tenants to walk to the train station. An Amenity Building is proposed to contain restrooms and will be located near the pool.

A Commission Member suggested that it would be helpful to see this Plan along with the Preliminarily-approved townhouse project plan presented in January by David Caddick for the property adjacent to this as there is interest in visualizing how the area will look after both projects are completed and now is the time to take a look at the relationship between the two projects.

The proposed text amendment to the TOD – Transit Oriented Zoning District (RO Redevelopment Overlay District) prepared by the applicant's attorney, James Garrity, was reviewed.

CONTINUED BUSINESS FOR MAY, 2013, MEETING:

- Review of Comment Letters to be issued by Borough Engineer Jim Dougherty, and County Planner.

Fran Tomlinson and Bernadette Dougherty were in the audience and asked the presenters several questions.

Robert Lagreca moved that the meeting be adjourned at approximately 8:20 p.m., and Margaret Andrews seconded the motion.

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