

AMBLER BOROUGH PLANNING COMMISSION  
MINUTES OF JUNE 25, 2013, MEETING

The regular June meeting of the Ambler Borough Planning Commission was held on Tuesday, June 25, 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: Salvatore A. Boccuti, Joshua Kanaplue, Peter Amento, Margaret Andrews, Steven Ware, William Mulroy, and Carol Ann DiPietro. Meredith Curran, Montgomery County Planner, Ronald E. Myers, Sr., Code Enforcement Officer and James Dougherty, Borough Engineer, were also in attendance. Dan McCormick and Robert Lagreca were excused.

Peter Amento moved the Minutes of May 28, 2013, be approved with one correction, and Salvatore Boccuti seconded the motion.

**OLD BUSINESS:**

Preliminary/Final Land Development Plan. Applicant is proposing to demolish the existing Ambler Savings Bank building and construct a new bank building. The property is located at 155 East Butler Ave., Tax Parcel #'s 01-00-00643-004, 01-00-00637-00 and 01-00-00634-004. Property owner is Ambler Savings Bank, 155 East Butler Avenue. The Applicant/contact person is Roger Zacharia. The attorney for the Applicant is Kate Harper, Esquire, of Timoney Knox LLP., Fort Washington, Pennsylvania. The engineer for Applicant is Anthony John Hibbeln, P.E., of Hibbeln Engineering Company, L.L.C. Blue Bell, Pennsylvania. The current zoning of the property is DC – Downtown Commercial.

Peter Amento recused himself because he was employed by Hibbeln Engineering Company. A three-story, 28,050 square-foot building is proposed with a roof designed to hide the mechanicals. The first floor will be intended for the retail bank branch. The second and third floors will be reserved for offices and boardroom. Comment letters issued by Borough Engineer and County Planner were discussed. The County comments pertained mostly to landscaping suggestions. The Applicant is requesting a tree waiver. The Planning commission suggested the balance of unplanted trees be planted by the applicant in a Borough parking lot or park. A waiver is also requested from performing a traffic study. There has been some discussion in regard to a text amendment to be prepared for spill-over lighting for neighboring properties to share lighting with agreement. In this case, one of the neighbors is the Borough's parking lot.

**NEW BUSINESS:** No new business.

**CONTINUED BUSINESS FOR JULY, 2013, MEETING:**

- Review of revised Plan for the Ambler Savings Bank project.
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Several residents were in the audience and asked questions.

The progress of the Bottom Dollar store was discussed. The culvert collapsed during construction and is now being repaired under procedures authorized by DEP.

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

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