

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF AUGUST 27, 2013, MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, August 27, 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 Robert Lagreca, Steven Ware, William Mulroy, and Carol Ann DiPietro. Meredith Curran, Montgomery County Planner, and Ronald E. Myers, Sr., Ambler Borough Code Enforcement Officer, and James Dougherty, of Gilmore and Associates, Inc., Borough Engineer, were also in attendance.

Dan McCormick, and Margaret Andrews were excused from attendance.

Salvatore A. Boccuti moved the Minutes of the Special Meeting on August 13, 2013, be approved and Joshua Kanaplue seconded the motion.

OLD BUSINESS:

1. 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. Richard Collier led the presentation before the Planning Commission.

After discussion, the Planning Commission conducted a roll-call vote to recommend to Borough Council that the Preliminary/Final Land Development Plan be approved subject to compliance with the Gilmore and Associates and the Montgomery County comment letters. The Commission requested and the applicant agreed that the equivalent number of trees it is unable to use on its property will be offered to the Borough for planting at the discretion of Borough Council. The roll-call vote was taken and six out of the seven members present voted yes, one member abstained from voting as he had recused himself.

2. Council recommends the Planning Commission review and recommend a revised text amendment to the TOD – Transit Oriented Zoning District (RO Redevelopment Overlay District) The revised text amendment had not been prepared in time for this August 27, 2013, Meeting so no presentation was made.

NEW BUSINESS:

Council recommends the Planning Commission review and recommend an ordinance amending Chapter 27 "Zoning" to add a new Section Part 31, Part 28B "Gateway Overlay District".

After lengthy discussion concerning the text amendment, the Commission voted to make a recommendation to Borough Council to delete Item #2 entirely from the proposed Amendment because Ambler Savings Bank does not need this change to allow it to complete construction of that portion of the building to house the trash dumpster(s). The Planning Commission believes the language could provide an opportunity for other property owners to construct a fence as high as fourteen (14) feet.

The Planning Commission further recommends to Council that it allow Ordinance 922, Sections 27-2007(C)(6)(a), (b) and (c) to remain as they currently stand to allow for only one (1) gateway sign on the building. A roll-call vote was taken and five out of the seven members present voted yes, one member abstained from voting as he had recused himself, and one member voted no.

CONTINUED BUSINESS FOR SEPTEMBER 24, 2013, MEETING:

- Review of the revised text amendment to the TOD – Transit Oriented Zoning District

Several residents were in the audience and had questions for the Presenter.

Robert Lagreca moved that the meeting be adjourned at approximately 9:00 p.m., and Joshua Kanaplue seconded the motion.

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