

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF FEBRUARY 26, 2019, MEETING

The Regular Meeting of the Ambler Borough Planning Commission was held on Tuesday, February 26, 2019, at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue, Ambler, Pennsylvania. Chairman Robert Lagreca called the meeting to order.

ROLL CALL: Present: David Krall, Carissa Hazelton, Elizabeth Iovine, Carol Ann DiPietro, Salvatore Boccuti, Peter Amento, William Mulroy, Al Comly, Jr., and Robert Lagreca

Also in attendance: Glenn Kucher, Ambler Borough Code Enforcement Officer, James Dougherty, Borough Engineer and Julia Detwiler, Montgomery County Planner.

Salvatore Boccuti made a motion to approve the Minutes of the meeting of January 22, 2019. William Mulroy seconded the motion.

OLD BUSINESS:

Input is requested on green improvement or sustainable/low-impact regulations to attract interested property owners to promote sustainable building practices.

At the direction of Council, the Planning Commission has been requested to develop an approach to incorporate green building regulations, incentives and/or strategies into our existing Zoning and Subdivision Land Development Codes to maximize sustainability. This initiative could focus on a number of topics such as energy efficiency, water efficiency, indoor environmental quality, thermal comfort, health and productivity among others. The letter sent to Council requested approval for the Planning Commission to focus on stormwater runoff and pervious and impervious surfaces. After lengthy discussion and review the Planning Commission found the following possible incentives in order to assist in attracting interested property owners to promote sustainable building practices:

* Reduction in permit fees or permit fee rebates (Doylestown Borough has a point-based system for a reduction in permit fees – although typical driveway or sidewalk permits in Ambler range from \$54 to \$179 and a reduction may not be major deciding factor if the rebate or reduction is not a big difference)

* Density bonuses for building height, floor area ratio, lot areas, etc. (Philadelphia allows for additional units or stories based upon sustainable building practices for large scale developments – although Ambler does not have the land for projects that would be able to take advantage of these opportunities)

* Increasing impervious surface percentage numbers for pervious surfaces (If the maximum impervious for the specific property is for example 45% allow for an additional 5% if the owner is installing pervious surfaces) A letter will be sent to Council outlining the above points.

NEW BUSINESS:

Review the Preliminary/Final Land Development Plan to consolidate two abutting parcels and to construct a new storage building at 171 Rosemary Avenue, Zaccone Motors.

At the February 12, 2019, Hearing of the Zoning Hearing Board, the applicant requested relief and was granted a Variance to Section 27-803 of the Borough Zoning Ordinance to allow a maximum building coverage of 50% at the subject properties, subject to certain conditions as outlined in the February 13, 2019, letter from Gerald Rath, Solicitor for the Zoning Hearing Board.

After discussion with the Applicant and review of the Plan with the County Planner and the Borough Engineer, a motion was made by Carol DiPietro, seconded by William Mulroy and carried unanimously to recommend to Council that the Plan be approved with the suggestion that the Applicant explore reasonable options to reduce the storm water runoff from his property. The Planning Commission members understand that the Applicant has already had consultations with the Ambler Borough EAC and is continuing to work with the EAC. A letter will be sent to Council.

CONTINUED BUSINESS FOR THE MARCH, 2019, MEETING

Continue work on Green Building Regulations, specifically pervious and impervious coverages.

Several residents were in attendance and provided comments.

Salvatore Boccuti made a motion at 8:15 seconded by Carol DiPietro to adjourn.

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