

AMBLER BOROUGH PLANNING COMMISSION  
MINUTES OF APRIL 22, 2020, MEETING

The Regular April Meeting of the Ambler Borough Planning Commission was held on Wednesday, April 22, 2020, at 7:00 p.m. via an internet vehicle ZOOM. Consistent with Council President's and the Mayor's Declaration of Disaster Emergency executed Tuesday, April 7, 2020, this action was taken to ensure the health, safety and welfare of our community and to promote our commitment to maintain social distancing in our community. The meeting was not held at Borough Hall as previously advertised. A public copy of the meeting agenda was posted on the Borough website and the public was invited to forward questions or comments to the Glenn Kucher, Code Enforcement Officer, by 4:00 p.m. this evening. No questions or comments were received as of 5:00 p.m. Glenn Kucher hosted the meeting and Chairman Robert Lagreca presided.

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

Also in attendance: Glenn Kucher. Borough Code Enforcement Officer, Michael Lowrey, Montgomery County Planner, and Nellie DiPietro, Councilperson.

James Dougherty, Borough Engineer was excused.

**APPROVAL OF MINUTES:** Peter Amento made a motion to approve the minutes of February 25, 2020, seconded by Salvatore Boccuti. Motion carried unanimously. As a result of the Covid 19 pandemic, the March 24, 2020, meeting was cancelled.

**NEW BUSINESS:**

Review the draft Zoning Ordinance Map Amendment changing the Zoning for 24 N. Ridge Avenue from Institutional to R-3 Residential. The parcel has been used for decades as the site of St. John's Church with an active congregation until recently. Over the last year or longer the building has been vacant, and the parcel has been listed on the market for sale. The Borough has been informed by the prospective buyer that this site could lend itself very well to become residences. Accordingly, discussion ensued regarding the future of this site. The prospective buyer is a contractor who has the property under contract with the hope of going to settlement within the next few weeks. It is our hope that the exterior of the building can remain as close to what is currently existing as possible. The prospective buyer who is a contractor with experience in reuse has indicated his intention to keep the exterior of the building as close to original as possible. However, no definite plan or application has been submitted. The County Planner supports this initiative and hopes for an

adaptive reuse of the building. A comment letter from the County will be issued within the next few days. David Krall made a motion, seconded by Peter Amento to recommend to Council that the Zoning of the parcel be changed from Institutional to R-3 Residential. The vote taken was unanimous in favor of recommending this change. A letter will be prepared for Council to indicate our recommendation is in accordance with the comment letter to be issued by the County.

### **OLD BUSINESS:**

Review the guidelines and recommend changes to the Borough's existing wireless ordinance and fee schedule to comply with the FCC order as well as develop design requirements for wireless facilities in the rights-of-way to prevent aesthetically obtrusive facilities. Montgomery County review will follow at a later day.

Input is requested to create a preliminary Energy Transition Plan in line with the Ambler Borough Ready for 100 Renewable Energy Resolution adopted by Borough Council March, 2019. The goal is to reduce the use of fossil fuel. Nellie DiPietro, Councilperson, presented Council's vision and expectation for the Plan at the September, 2019, Planning Commission meeting. The focus is on efficacy and sustainability. An outline for approaching the preparation of the Plan was prepared by Councilperson Nellie DiPietro and was reviewed at prior meetings. These are the steps to move forward with the creation of our Plan to be turned over to a consultant. An Executive Summary and Table of Contents will be prepared for review at a later meeting.

Input is requested to create a conceptual plan incorporating identified community needs and improvements for each park in the Borough to be used as part of a larger Master Park Plan. For the past couple meetings we reviewed all the parks in Ambler as well as surrounding areas. The three parks that rise to the top of the discussion are Pickering Field, Knight Park and Ricciardi Park. This matter was tabled for discussion at a later date.

The Planning Commission expressed its appreciation to Mr. Kucher for hosting the meeting on ZOOM. We recognize he now must perform additional work to hold our meetings during this uncertain time, and we thank him for his efforts.

### **CONTINUED BUSINESS FOR FUTURE MEETINGS**

Receive and review Montgomery County review letter and thereafter vote to adopt ordinance regulating design standards for the new small wireless facilities.

Further work on the Ready for 100 Renewable Energy preliminary energy transition plan. Review Executive Summary and Table of Contents to be prepared for a future meeting.

Further work on a conceptual plan incorporating identified community needs and improvements for each park in the Borough.

Peter Amento made a motion at 7:50 seconded by Elizabeth Iovine to adjourn.

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