

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF APRIL 27, 2021, MEETING

The Regular April Meeting of the Ambler Borough Planning Commission was held on Tuesday, April 27, 2021, at 7:00 p.m. via 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 5:00 p.m. this evening or request attendance at the meeting. Glenn Kucher hosted the meeting and Chairman Robert Lagreca presided.

ROLL CALL: Present: 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, James Dougherty, Borough Engineer and Michael Lowrey, Montgomery County Planner

David Kralle was excused.

William Mulroy resigned as a member of the Planning Commission because he is moving out of Ambler. Council is requesting resumes for possible candidates to fill the vacant seat.

APPROVAL OF MINUTES: Salvatore Boccuti made a motion to approve the minutes of March 23, 2021, seconded by Elizabeth Iovine. Motion carried unanimously.

OLD BUSINESS:

Review the guidelines and recommend changes to the Borough's existing wireless ordinance and fee schedule to comply with the FCC Order Dated September 26, 2018, 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 date.

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. The County Planner is developing a digital app along with an actual plan outlining each park, its location, its amenities and proposed uses, active and/or passive. A draft of the written product may be ready for the May meeting. It is hoped that an in-person meeting may be possible late summer or early fall to review with the residents these outcomes from the various specific park public meetings.

NEW BUSINESS:

Review the Preliminary/Final Minor Subdivision to create two separate parcels each containing an existing building at 34 & 38 E. Butler Avenue – Simomo Properties, LLC. No development is proposed. The County Planner reviewed his comment letter and Jim Dougherty reviewed his comment letter. The Planning Commission discussed this proposed subdivision and questions and suggestions were posed to the Applicant. Some of the suggestions and/or comments made

were concerning the parking situation, egress and ingress on to the property from Spring Garden Street and Butler Avenue, trash dumpster issue (shared by both restaurants) and future relationship between the two restaurant owners should one be sold. At the end of the discussion, the Planning Commission asked the Applicant to consider making the drive through from Spring Garden Street to Butler Avenue one way and to further define any shared easement proposed.

The Planning Commission continues to express its appreciation to Mr. Kucher and the Borough Staff for hosting the meeting on ZOOM and to Michael Lowrey for his research and presentations at our meetings.

Several residents were in attendance and made comments, especially concerning the location of the community garden.

CONTINUED BUSINESS FOR MAY AND 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 a conceptual plan incorporating identified community needs and improvements for each park in the Borough and proposed App for information regarding our parks for users of the park to download to assist them in using our parks to their full potential. Review resident comments and potential changes for each park.

Further review of the Preliminary/Final Minor Subdivision to create two separate parcels at 34 & 38 E. Butler Avenue.

Peter Amento made a motion at 8:44 seconded by William Mulroy to adjourn.

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