

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF MAY 25, 2021, MEETING

The Regular April Meeting of the Ambler Borough Planning Commission was held on Tuesday, May 25, 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 Vice Chairman Al Comly presided.

ROLL CALL: Present: David Kralle, Elizabeth Iovine, Carol Ann DiPietro, Salvatore Boccuti, Peter Amento, and Al Comly.

Also in attendance: Glenn Kucher, Borough Code Enforcement Officer, James Dougherty, Borough Engineer and Michael Lowrey, Montgomery County Planner

Robert Lagreca, Carissa Hazelton and James Dougherty, Borough Engineer were excused.

APPROVAL OF MINUTES: Salvatore Boccuti made a motion to approve the minutes of April 27, 2021, seconded by Peter Amento. 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. 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.

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 had reviewed his comment letter and Jim Dougherty had reviewed his comment letter at the April meeting. The engineer for the Applicant reviewed the two additions suggested by the Planning Commission at the April meeting which are acceptable to the Applicant. A motion was made and seconded. After a roll-call vote was taken of the six members present, the motion carried unanimously to recommend to Council to consider approving the Applicant's requested Preliminary/Final Minor Subdivision Plan with Council's discretion in granting the street-tree waiver by the installation of planters, a tree in another location or a fee in lieu. A letter will be prepared for Council.

NEW BUSINESS:

At the direction of Council, the Planning Commission has been requested to review the Upper Dublin Township Act 537 Sewerage Facilities Plan Amendment which proposes upgrades to be made to our sewer plant at no cost to the Borough under the oversight of DEP. Mr. Kucher and Ms. Aversa outlined the background of this request received from Upper Dublin Township. After discussing this proposed amendment, a motion was made and seconded. After a roll-call vote was taken of the six members present, the motion carried unanimously to recommend to Council to move forward with this Act 537 sewerage facilities plan amendment proposed by Upper Dublin Township. The Upper Dublin Township Act 537 Sewerage Facilities Plan Amendment is consistent with all local Ambler Borough plans. A letter will be prepared for Council.

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.

CONTINUED BUSINESS FOR JUNE 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.

Salvatore Boccuti made a motion at 8:14 seconded by David Krall to adjourn.

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