

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

The Regular July Meeting of the Ambler Borough Planning Commission was held on Tuesday, July 27, 2021, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania, and Chairman Robert Lagreca presided.

This is the first “in-person” meeting since the February, 2020, meeting. The Commission welcomed its new member, Anthony Giannetti.

**ROLL CALL:** Present: Anthony Giannetti, David Krall, Elizabeth Iovine, Carol Ann DiPietro, Salvatore Boccuti, Peter Amento, and Al Comly and Robert Lagreca.

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

Carissa Hazelton was excused.

**APPROVAL OF MINUTES:** Salvatore Boccuti made a motion to approve the minutes of June 22, 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. The County Planner outlined the work to date in developing the web app to assist park users in locating our parks, locating a park near their home and/or locating a park with the amenities to fit their desires. He also quickly recapped the residents comments for each park. Additional seating seemed to be on everyone’s wish list for every park. Additional comments included more trees, more maintenance/trash management, public gathering spaces and programs in the parks, Specific to Pickering Field were concerns for dust, water management in heavy rain events, more seating, more trees and design for sidewalk and retaining walls. Specific to Knight Park were concerns about maintenance, additional police presence, public gathering space, trash management and the community garden. A survey has been developed and the results will be reviewed at a future meeting.

**NEW BUSINESS:**

Review the 9 N. Maple Street Sketch Plan proposing 92 residential-unit five-story building with associated parking. Ambler Lakeview Development, L.P. The applicant, his attorney and his engineer made an informal presentation of its concept plan. The proposal is an upscale residential apartment building with parking, lobby, and gym which may appeal to retirees and

singles as the majority of the units will be one-bedroom. The applicant has informally considered other projects for this parcel of ground, i.e. storage units and/or offices. With its proximity to the train, residential apartments may work well and be an asset to the area. The concept of the project was favorably received by the Planning Commission.

Several residents were in attendance and made comments.

**CONTINUED BUSINESS FOR AUGUST 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. Received results of survey. Review resident comments and potential changes for each park.

Salvatore Boccuti made a motion at 8:55 seconded by Al Comly to adjourn.

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