

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF OCTOBER 25, 2022, MEETING

The Regular May Meeting of the Ambler Borough Planning Commission was held on Tuesday, October 25, 2022, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania. Chairman Robert Lagreca presided.

ROLL CALL: Present: John Oswald, David Krall, Carissa Hazelton, Carol Ann DiPietro, Salvatore Boccuti, Peter Amento, Al Comly and Robert Lagreca. Also in attendance were Chloe M. Mohr, Senior Community Planner with the Montgomery County Planning Commission and Glenn Kucher, Borough Code Enforcement Officer and James Dougherty, Borough Engineer.

Anthony Giannetti was excused.

APPROVAL OF MINUTES: Salvatore Boccuti made a motion to approve the minutes of September 27, 2022, seconded by Peter Amento. Motion carried unanimously.

NEW BUSINESS:

Review the Transit-Oriented Development Ordinance Amendment draft.

Review the 9 N. Maple Street Preliminary Plan Application proposing a 92-residential-unit, five-story building with associated parking – Ambler Lakeview Development, LP.

The Applicant appeared before the Borough Planning Commission to present the project and answer questions. After discussion and input from the public, a motion was made to recommend to Council that it approve this Preliminary Plan in accordance with the Borough Engineer and Montgomery County Planner Comment Letters, subject to Council approving a Transit-Oriented Development Ordinance Amendment required to allow the Applicant to move forward to obtain Plan approval; as well as the Applicant extending the sidewalk along Maple Street to Butler Avenue, and successfully entering into a recordable maintenance agreement with the record owner of the waterfowl preserve on Maple Avenue across the street from this proposed project. The vote taken was unanimous in favor of a recommendation to Council to approve the proposed Preliminary Plan subject to the above conditions. A letter will be prepared.

OLD BUSINESS:

Input 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 prepared a presentation which she gave at the September Council meeting. Council is reviewing priority items to include in the 2023 budget discussion.

Input requested on Borough Sign Ordinance amendment regarding architectural elements and other inconsistencies. Further discussion will take place at the November meeting.

CONTINUED BUSINESS FOR NOVEMBER AND FUTURE MEETINGS

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. Prioritize suggestions based on need and cost estimates. Council is reviewing priority items to include in the 2023 budget discussions.

Discussion on the Sign Ordinance amendment regarding architectural elements and other inconsistencies.

Salvatore Boccuti made a motion at 8:50 seconded by Peter Amento to adjourn.

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