

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF MAY 24, 2022, MEETING

The Regular May Meeting of the Ambler Borough Planning Commission was held on Tuesday, May 24, 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, Carissa Hazelton, Carol Ann DiPietro, Salvatore Boccuti, Peter Amento, Al Comly and Robert Lagreca. Also in attendance: Chloe M. Mohr, Senior Community Planner with the Montgomery County Planning Commission, Glenn Kucher, Borough Code Enforcement Officer, and James Dougherty, Borough Engineer.

David Kralle and Anthony Giannetti were excused.

APPROVAL OF MINUTES: Salvatore Boccuti made a motion to approve the minutes of April 26, 2022, seconded by Al Comly. Motion carried unanimously.

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. At a previous meeting, Glenn had supplied each member with the results of the most recent survey. These results will be compared to the previous survey suggestions. The suggested additions to the parks will be prioritized and cost estimates will be presented for discussion and recommendation to Council. Up-dated materials will be presented at the June meeting.

Input is requested on the draft Historic Building Demolition Ordinance. A revised draft ordinance was presented by Chloe Mohr, the County Planner. After discussion at several meetings and input from the public, a motion was made by Carol DiPietro and seconded by Salvatore Boccuti to recommend to Council that it approve the May 10, 2022, draft incorporating the County Planner's minor revision and salvage materials language. The vote taken was unanimous in favor of the recommendation. Notwithstanding this unanimous vote, a minority opinion exists among the Planning Commission Members that this Demolition Delay Ordinance be limited to commercial and business properties within the Downtown Commercial and Commercial Zoning Districts and should not include residential homes.

Input requested on Borough Sign Ordinance amendment regarding architectural elements and other inconsistencies. The County Planner briefly explained this request from Council and further discussion will take place at the June meeting.

NEW BUSINESS:

Review the 25 N. Ridge Avenue Preliminary/Final Land Development Plan proposing to convert the existing building (former Colony Club building) into two residential condominium units with off-street parking in rear off the alley and off Race Street. The owner/applicant appeared to present the project and answer questions. After his presentation, the Borough Engineer reviewed his Comment Letter as did the County Planner. After discussion and public

comments, a motion was made by Al Comly and seconded by Salvatore Boccuti to recommend to council to approve this Preliminary/Final Land Development Plan in accordance with the Borough Engineer and County Planner Comment Letters. The vote taken was unanimous in favor. A letter will be prepared for Council.

Review the 24-26 N. Ridge Avenue Preliminary/Final Land Development Plan proposing to convert the existing buildings (former St. John's Church) into three residential condominium units with off-street parking in the rear. The owner/applicant appeared to present the project and answer questions. After his presentation, the Borough Engineer reviewed his Comment Letter, and thereafter, the County Planner reviewed her Comment Letter. After discussion and public comments, a motion was made by Peter Amento and seconded by Carol DiPietro to recommend to Council to approve this Preliminary/Final Land Development Plan in accordance with the Borough Engineer and County Planner Comment Letters. The vote taken was unanimous in favor. A letter will be prepared for Council.

CONTINUED BUSINESS FOR JUNE 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. Review and compare survey responses to past survey responses. Begin prioritizing suggestions based on need and cost estimates. Updated materials will be presented at the June Meeting.

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

Peter Amento made a motion at 9:35 seconded by Salvatore Boccuti to adjourn.

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