

AMBLER BOROUGH PLANNING COMMISSION  
MINUTES OF APRIL 25, 2023, MEETING

The Regular Meeting of the Ambler Borough Planning Commission was held on Tuesday, April 25, 2023, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania. Vice-Chairman Robert Lagreca presided.

**ROLL CALL:** Present: 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, James Dougherty, Borough Engineer and Glenn Kucher, Borough Code Enforcement Officer.

David Kralle, John Oswald and Anthony Giannetti were excused.

**APPROVAL OF MINUTES:** Salvatore Boccuti made a motion to approve the minutes of March 28, 2023. The vote taken was unanimous to approve the minutes.

**NEW BUSINESS:**

Review “The Court at Ambler Station” Sketch Plan (10, 14-22 N. Main Street & 9 W Butler Avenue) proposing to consolidate three lots and construct a mixed-use building containing commercial space along Butler Avenue, 13 townhouses and 17 apartments. Parking is provided at grade under the building along Race Street and within garages of townhouse units. The developer/owner, their attorney and engineer presented the Sketch Plan for feedback from the Planning Commission and the public in attendance. The mixed-use idea of the Plan is acceptable, and the Planning Commission members generally favors the concept. However, the proposed density for that location and parcel is very high. The ingress and egress into and from the proposed development is awkward and poses traffic concerns in a location that is already heavy with vehicular and pedestrian traffic. One driveway into the development is proposed on Main Street which has existing vehicle stacking at the traffic light back toward Race Street and street parking which further narrows the entrance and exit ability into and from the proposed development. The plan in order to move forward also needs some zoning relief. A resident who owns a property on Main Street surrounded by this proposed development appeared to speak that she has an easement from the back of her property.

**OLD BUSINESS:**

NONE

Carissa Hazelton made a motion at 8:12, seconded by Salvatore Boccuti to adjourn.

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