

AMBLER BOROUGH PLANNING COMMISSION  
MINUTES OF NOVEMBER 28, 2023, MEETING

The Regular Meeting of the Ambler Borough Planning Commission was held on Tuesday, November 28, 2023, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania. Newly Elected Chairman John Oswald presided.

**ROLL CALL:** Present: Lee Meinicke, John Oswald, Anthony Giannetti, Carol Ann DiPietro, Salvatore Boccuti, Peter Amento, David Kralle, Carissa Hazelton and Al Comly. Also in attendance were Chloe M. Mohr and Timothy Konetchy, with the Montgomery County Planning Commission, James Dougherty, Borough Engineer and Glenn Kucher, Borough Code Enforcement Officer.

**REORGANIZATION:** Postponed until January, 2024. As of this date no December meeting will be scheduled.

**APPROVAL OF MINUTES:** Salvatore Boccuti made a motion to approve the minutes of October 24, 2023, seconded by David Kralle. The vote taken was unanimous to approve the minutes.

**OLD BUSINESS:**

The Borough Engineer has requested that the Borough Planning Commission explore possibly amending the Zoning Ordinance lighting criteria to the current IESNA (Illuminating Engineering Society of North America) standards. The current Zoning Ordinance language reflects the 2008 IESNA standards. The Borough Engineer reviewed the current lighting criteria to begin discussion. A revised draft of a new ordinance was presented. The Planning Commission agreed to move it on to our Solicitor to prepare a draft for presentation at a future meeting.

Input is requested on updating the 2013 Borough Comprehensive Plan. The Pennsylvania Municipalities Code suggests that each municipality review and/or update its Comprehensive Plan every ten years. It is expected that this project will take several months to complete, and we will begin the process at the January, 2024, meeting. The County Planner will take the lead in guiding us through this process.

**NEW BUSINESS:**

Review “The Court at Ambler Station Sketch Plan (10,14-22 N. Main Street & 9 West Butler Avenue) proposing to consolidate three lots and construct a mixed use building containing commercial space along Butler Avenue, 4 Townhouses and 22 apartments. Parking is provided at the rear of the building along Race Street. This is the second sketch plan submission by this applicant for these parcels. The initial plan proposed 13 townhouses and 17 apartments and was reviewed by the Planning Commission at its April 25, 2023, meeting. The concept of mixed use is favorable to the Commission members, but there are still issues with necessary variances. Also, the required parking is not satisfied.

Salvatore Boccuti made a motion at 8:30, seconded by David Kralle to adjourn.

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