

AMBLER BOROUGH PLANNING COMMISSION  
MINUTES OF MAY 28, 2024, MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, May 28, 2024, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania. Chairman John Oswald presided.

**ROLL CALL:** Present: Mary Spross, Lee Meinicke, Carissa Hazelton, Carol Ann DiPietro, Salvatore Boccuti, Peter Amento, Al Comly and John Oswald. Also in attendance were Timothy Konetchy, Montgomery County Planner, and Glenn Kucher, Borough Code Enforcement Officer.

James Dougherty, Borough Engineer, was excused.

**APPROVAL OF MINUTES:** Salvatore Boccuti made a motion to approve the minutes of April 24, 2024, seconded by Lee Meinicke with the vote being unanimous to approve.

**OLD BUSINESS:**

Review the zoning suggestions from the Montgomery County Planning Commission Planner to revise the Transit Oriented Development Ordinance to include additional uses, aesthetics, and architectural elements. SEPTA held a public open house for the Ambler Station Area Concept earlier this year, and presented a concept at Council's Committee meeting in March. Tim Konetchy, our County Planner, presented a memo dated May 16, 2024, with Targeted Edits to the Redevelopment Overlay District. Discussion was extensive with regard to suggested architectural elements, affordable housing and various other incentives to be offered to developers.

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. The Borough's previous Plan was adopted in 2001 with a subsequent Plan update completed in 2013. The Comp Plan is a long-range planning document that outlines further growth and development for a municipality. Further discussion of the Comp Plan is continued to a future meeting.

**NEW BUSINESS:**

NONE

Salvatore Boccuti made a motion at 8:50 seconded by Al Comly to adjourn.

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