

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF JUNE 25, 2024, MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, June 25, 2024, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania. Chairman John Oswald presided.

ROLL CALL: Present: Theresa Coleman-Clement, Mary Spross, Lee Meinicke, Carol Ann DiPietro, Salvatore Boccuti, Peter Amento Al Comly and John Oswald. Also in attendance were Timothy Konetchy, Montgomery County Planner, James Dougherty, Borough Engineer and Glenn Kucher, Borough Code Enforcement Officer.

Carissa Hazelton was excused.

The Planning Commission welcomed its new member, Theresa Coleman-Clement.

APPROVAL OF MINUTES: Salvatore Boccuti made a motion to approve the minutes of May 28, 2024, seconded by Mary Spross with the vote being unanimous to approve.

NEW BUSINESS:

Review the 219 Hendricks Street Subdivision proposing a three-lot subdivision. The applicant, Peter Penna of PFP Property Management, LLC, and his engineer presented a plan for a proposed three-lot subdivision. The property contains 40,262 square feet and has frontage of approximately 155 feet according to the Montgomery County Board of Assessment record. Each lot will conform to the zoning code and no relief is needed. The plans represents that the current home will be rehabbed and become one of the three lots. The garage may not be salvageable but it is the desire of the applicant/owner to build a new garage to be within the zoning setbacks. After discussion by the planning commission members and comments from the public, a motion was made by Salvatore Boccuti seconded by Carol DiPietro to make a recommendation to Borough Council to approve the subdivision subject to the County Planner and Borough Engineer comment letters. The vote taken was unanimous. A letter will be prepared for Council.

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 on January 30th at the Borough Building to gather public input. Thereafter, SEPTA presented a concept at Council's Committee meeting on March 5th. Tim Konetchy, our County Planner, presented a memo of Targeted Edits to the Redevelopment Overlay District for discussion. A draft ordinance will be presented at the July 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. 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.

A number of residents attended the meeting to voice concerns about the subdivision plan. Many comments were about flooding, ponding water on the property, the removal of trees would cause more water issues, and general comments about the changes to the neighborhood after houses could be built on the two lots.

Karpowich	303 Tennis
Walter	220 Hendricks
Muir	302 Walker
Thompson	209 Hendricks
Mullen	308 Walker
Ezerins	237 N. Spring Garden
Beacham	216 Hendricks
Mays	207 Hendricks
Monsor	372 Forest
Doughtery	338 Tennis

Salvatore Boccuti made a motion at 9:20 seconded by Peter Amento to adjourn.

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