

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF AUGUST 27, 2024, MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, August, 27, 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, Carissa Hazelton, Peter Amento and John Oswald. Also in attendance were Timothy Konetchy, Montgomery County Planner, and Glenn Kucher, Borough Code Enforcement Officer, and James Dougherty, Borough Engineer.

Al Comly was excused.

APPROVAL OF MINUTES: Peter Amento made a motion to approve the minutes of July 23, 2024, with one correction; seconded by Lee Meinicke. The vote taken was unanimous to approve.

NEW BUSINESS:

Review the 219 Hendricks Street subdivision proposing a two-lot subdivision. The parcel contains 40,262 square feet and has frontage of approximately 155 feet according to the Montgomery County Board of Assessment record. The owner/applicant, Peter Penna of PFP Property Management, LLC, appeared to present his proposed plan to create two lots, one with the existing dwelling and the other a buildable lot. Both lots conform to current zoning ordinances, and no relief is necessary. At the June, 2024, meeting the owner/applicant appeared to present his proposed three-lot subdivision. The plan proposed three conforming building lots, one retaining the existing dwelling. The Planning Commission voted to recommend this three-lot subdivision to Council. However, after the date of the June meeting, the owner/applicant entered into an agreement to sell the existing dwelling with additional ground. The current plan proposed is for a larger lot with the existing dwelling and a larger separate building lot. After discussion about how this new plan is even more favorable, a motion was made by Peter Amento and seconded by Theresa Coleman-Clement to make a recommendation to Borough Council to approve the subdivision plan subject to the County Planner and Borough Engineer comments letters. The vote taken was unanimous. A Letter will be prepared for Council.

OLD BUSINESS:

A recommendation is requested to Council regarding the Transit Oriented Development Ordinance that includes additional uses, aesthetics, and architectural elements which had been prepared by the Borough Planning Commission and the Montgomery County Planner. After discussion and public input, a motion was made by Mary Spross and seconded by Carissa Hazelton to recommend this ordinance to Council subject to additional language to be added on the front page at lettered paragraph "C" and the Borough Engineer and County Planner comment letters. The vote taken was unanimous. A letter will be prepared for Council.

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. Further discussion of the Comp Plan is continued to the September, 2024, meeting.

PUBLIC ATTENDANCE:

Some residents in attendance were

Anna Lee Lapinski	136 Rosemary Avenue
Neil Binkley	307 Trinity Avenue
Bernadette Dougherty	338 Tennis Avenue
Shelly Brick	318 Forest Avenue
Liz Iovine	107 Church Street

Peter Amento made a motion at 8:15 seconded by Carol DiPietro to adjourn.

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