

**AMBLER BOROUGH PLANNING COMMISSION  
MINUTES OF APRIL 22, 2025 MEETING**

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, April 22, 2025, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania. Chairman John Oswald presided.

**ROLL CALL:** Present: Isaac Kessler, Lee Meinicke, Theresa Coleman-Clement, Carol Ann DiPietro, Peter Amento, Al Comly and John Oswald. Also in attendance were Timothy Konetchy, Montgomery County Planner, and Glenn Kucher, Borough Code Enforcement Officer.

Mary Spross, Carissa Hazelton and James Dougherty, Borough Engineer, were excused.

**APPROVAL OF MINUTES:** Pete Amento made a motion to approve the minutes of March 25, 2025; seconded by Isaac Kessler. The vote taken was unanimous to approve.

**NEW BUSINESS:**

Review “220 S Chestnut Street Sketch Plan” proposing demolition of an existing warehouse/industrial building to construct 16 stacked townhomes. Parking is provided in the rear of the building with access to Maple Avenue. The Applicant requested this be moved forward to the May meeting.

Input is requested for ordinance language to require recreation area or open space for all new developments or subdivisions. This would also include provisions for a fee-in-lieu-of in the event recreation area or open space is not feasible that can be put towards existing park improvements. The planning commission members were pleased to discuss this issue with the hope of making a recommendation to Council at its request. Discussion involved how the fee-in-lieu-of would be structured. Sample calculations were explored. Tim Konetchy will bring further information to the next meeting for continued discussion.

**OLD BUSINESS:**

A draft annual report for 2024 was presented for discussion. Lee Meinicke made a motion to accept the Annual Report with the addition of “Continue work on the Comprehensive Plan update and implementation”; seconded by Al Comly. The vote taken was unanimous.

Input is requested on updating the 2013 Borough Comprehensive Plan. Continued discussion at a future meeting.

**PUBLIC ATTENDANCE:**

Nancy Roecker-Coates

208 Southern Avenue

Al Comly made a motion at 8:20 seconded by Theresa Coleman-Clement to adjourn.

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