

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF SEPTEMBER 24, 2025 MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Wednesday, September 24, 2025, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania. Vice Chairman Al Comly presided in John Oswald's absence. Tuesday, September 23, 2025, was Rosh Hashanah.

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

John Oswald was excused.

APPROVAL OF MINUTES: Peter Amento made a motion to approve the minutes of August 26, 2025; seconded by Mary Spross. The vote taken was unanimous to approve.

NEW BUSINESS:

Review "BT Ambler LLC – Mixed Use Development" proposing a mixed use development at 100-112 W. Butler Avenue and 19, 23, and 27 S. Chestnut Street under the TOD option in the Redevelopment Overlay District pursuant to ordinance amendment request to Ordinance No. 1140 Recommendation requested from the applicant. A team of BT professionals made an extensive presentation on their proposed project to build on the parking lot behind Chase Bank, to raze the current HATCH building and to build luxury apartments and office space for HATCH to lease. A small amount of retail is also proposed. Both Jim Dougherty and Tim Konetchy reviewed their Comment Letters. Each planning commission member asked questions and made comments and then the public had an opportunity for questions or comments. The attorney for the applicant, Christen Pionzio of the firm of Hamburg/Rubin made notes of all the questions and comments. She indicated she and the applicant along with their team will address them and then present any revisions at a future meeting.

OLD BUSINESS:

Input is requested on updating the 2013 Borough Comprehensive Plan. Because time did not permit, this old business item was moved to the October, 2025, meeting.

SOME OF THE PUBLIC IN ATTENDANCE:

Nancy Roecker-Coates	208 Southern Avenue
Elizabeth Iovine	107 Church Street
Bernadette Dougherty	338 Tennis Avenue
Anna Lee Lapinski	136 Rosemary Avenue

Carol DiPietro made a motion at 8:57 to adjourn; seconded by Mary Spross.

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