

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF OCTOBER 28, 2025 MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, October 28, 2025, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania. Chairman John Oswald's presided.

ROLL CALL: Present: Isaac Kessler, Theresa Coleman-Clement, Lee Meinicke, Mary Spross, Carissa Hazelton, Carol DiPietro, 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: Al Comly made a motion to approve the minutes of September 24, 2025; seconded by Peter Amento. 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 appeared to make a revised presentation for a 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. A compromise to average the height of the buildings is being proposed. Each planning commission member asked questions and made comments and then the public had an opportunity for questions or comments. One attractive aspect of this project is that it proposes a number of public parking spots and an art wall for interest and community involvement. This was the second presentation. Isaac Kessler made a motion to move the request along to council, seconded by Carissa Hazelton. The vote was unanimously in favor.

OLD BUSINESS:

Input is requested on updating the 2013 Borough Comprehensive Plan. Draft sections on Housing and Cultural Resources were in the packet, but because time did not permit, this old business item was moved to the November, 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
Glynnis Siskind	332 Pleasant Acres Drive

Mary Spross made a motion at 8:38 to adjourn; seconded by Carol DiPietro.

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