

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF JANUARY 27, 2026 MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, January 27, 2026, 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, Carol DiPietro, Al Comly and John Oswald. Also in attendance were Timothy Konetchy, Montgomery County Planner, and Glenn Kucher, Borough Code Enforcement Officer.

Carissa Hazelton, Mary Spross, Lee Meinicke and Peter Amento, were excused.

APPROVAL OF MINUTES: Isaac Kessler made a motion to approve the minutes of December 11, 2025; seconded by Theresa Coleman-Clement. The vote taken was unanimous to approve.

OLD 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. This was the Applicant's third presentation to the Planning Commission. After review and discussion, a motion was made by Carol DiPietro, seconded by Al Comly, to recommend to move the zoning ordinance amendment requests to Borough Council as submitted with the following revisions to be worked out with Montgomery County Planning Commission, Borough Solicitor and Borough Staff: add green roof operations and maintenance plan approval under 27-2703.E.4.b per MCPC letter, revise height reach up to 75 feet maximum, and allow for stair tower access for green roof to be excluded from the maximum height. The vote taken was unanimous. A letter will be prepared for Council.

Input is requested on updating the 2013 Borough Comprehensive Plan. Draft sections on Sustainability were to be discussed. The EAC provided a memo for consideration. This Agenda item will be discussed at the February meeting.

NEW BUSINESS:

A draft Annual Report for 2025 for Borough Council was presented for discussion.

PUBLIC ATTENDANCE:

Anna Lee Lapinski	136 Rosemary Avenue
Bernadette Dougherty	338 Tennis Avenue
Mark Setman	237 N. Spring Garden Street

Al Comly made a motion at 8:10 to adjourn; seconded by Carol DiPietro.

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