

AGENDA

AMBLER BOROUGH PLANNING COMMISSION

I. CALL TO ORDER

July 25, 2024 (7:00 PM)

II. ROLL CALL

III. APPROVAL OF: May 23, 2023 Minutes

IV. NEW BUSINESS:

1. Review the 162 E. Park Avenue & 215 Mattison Avenue subdivision proposing a lot line adjustment between the two tax parcels.

V. ADJOURNMENT

APPLICATION FOR SUBDIVISION &
LAND DEVELOPMENT REVIEW
BOROUGH OF AMBLER
131 Rosemary Avenue
Ambler, PA 19002
(215) 646-1000
FAX (215) 641-1355



Development Name: DEANE PROPERTY

Site Location: 162 E PARK AVE & 215 MATTISON AVE

Legal Property Owner Name: JOHN P. DEANE & DIANE M. DEANE

Address: 162 E PARK AVE & 215 MATTISON AVE

Phone: 215-756-5955

Fax: _____

E-Mail Address: DEANE.215@GMAIL.COM

Contact Person (to whom all correspondence will be sent):

Name: JOHN P. DEANE & DIANE M. DEANE

Address: 215 MATTISON AVE

Phone: 215-756-5955

Fax: _____

E-Mail Address: DEANE.215@GMAIL.COM

ddeane.215@gmail.com

Interest of applicant is: (☒ Owner) (☐ Equitable Owner) (☐ Other-explain _____)

Zoning Information:

District R-1-A

Tax Parcel Number 01-00-02983-00-4 & 01-00-03604-00-4

Block 7 **Unit** 22 & 34

Permitted Density MINIMUM LOT SIZE 7,500 SQ FT

Total Area 0.64

Type of Review Requested:

☒ Subdivision Plan ☐ Land Development ☐ Conditional Use ☐ Amendment

Type of Plan:

☐ Sketch ☐ Preliminary ☒ Final

Type of Submission:

☒ New Proposal ☐ Revised Prior Submission

Statement of Intent:

LOT LINE ADJUSTMENT

Land Use/Proposed Number of Lots/Units Intended Use(s):

<input checked="" type="checkbox"/> Residential	<u>2</u>	<u>RESIDENTIAL</u>
<input type="checkbox"/> Commercial	<u> </u>	<u> </u>
<input type="checkbox"/> Industrial	<u> </u>	<u> </u>
<input type="checkbox"/> Office	<u> </u>	<u> </u>
<input type="checkbox"/> Other	<u> </u>	<u> </u>

Please complete the following items which are applicable to your project:

Attorney's Name: George J. Ozorowski, Esquire / Hughes, Kalkbrenner + Ozorowski LLP
Address: 1250 Germantown Pike, Suite 205, Plymouth Meeting, PA 19462
Phone: 484-805-007 Fax: 610-279-9390
E-Mail: gjo@hkolaw.com
Engineer's Name: ASH ASSOCIATES INC.
Address: 765 TENNIS AVE, AMBLER, PA
Phone: 215-367-5261 Fax:
E-Mail: LWOODWARD@ASHASSOCIATES.NET

I certify that the plans submitted comply with the requirements of Chapter 22 of the Ambler Borough Code of Ordinances.

Plan submitted by: ASH ASSOCIATES INC. (please print)

Applicant's Signature: *John Deane & Diane Deane*

Application Fee: \$ 190.00 ☐ Attached ☐ Under separate cover

Escrow Amount: \$ ☐ Attached ☐ Under separate cover

Ambler Borough Fee Schedule (non-refundable)
Checks should be made payable to "Ambler Borough"

RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

NON-RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

ESCROW FUND: Established based on the following calculations

Minor Subdivisions/Land Development (4 lots or fewer)	AT COST
Major Subdivisions/Land Development (5 lots or greater)	AT COST

CONDITIONAL USE HEARING (Council):

Residential \$500.00; Non-Residential \$1000.00 plus costs.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTGOMERYCOUNTYPA.GOV
SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 12, 2023

Mr. Glenn Kucher, Zoning Officer & Planning Coordinator
Ambler Borough
131 Rosemary Avenue
Ambler, Pennsylvania 19002

Re: MCPC #23-0115-001
Plan Name: Deane Property
(2 lots comprising 0.64 acres)
Situate: Mattison Avenue at Park Avenue
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 14, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicants, John P. and Diane M. Deane, wish to transfer a portion of one parcel to an adjacent parcel. A parcel at the corner of Mattison Avenue and Park Avenue in Ambler (Parcel #01-00-03604-00-4) is proposed to be reduced in size from 11,350 square feet to 7,500 square feet. A portion of this parcel is proposed to be transferred to a neighboring parcel on Mattison Avenue (Parcel #01-00-0283-00-4). No development is proposed. Both properties are in the R-1-A Residential District and currently contain a detached home. According to Montgomery County's property records, the home on the corner parcel contains two dwelling units. The portion of land proposed to be transferred contains a garage and a driveway.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Ambler Borough may wish to consider prior to final plan approval. Our comments are as follows:



REVIEW COMMENTS

OFF-STREET PARKING

- A. Garage Area Transfer. Ambler Borough's zoning code requires two off-street parking spaces per dwelling unit. Therefore the Mattison Avenue property would require two off-street parking spaces and the corner property would require four parking spaces. It appears that the applicant proposes to adjust the lot line, but continue to allow the corner property to use the driveway and park vehicles on a portion of land that currently contains the driveway and parking, but is proposed to become part of the Mattison Avenue parcel. We defer to the borough zoning officer as to whether this is adequate to meet the off-street parking requirement of §27-2102.

USES

- A. Dwelling Units per Building. In the R-1-A zoning district, a two-family detached home (duplex) is not permitted. While the two units in the corner property may be an existing non-conformity, it may not make sense to reduce the lot area to the minimum required for this district, as that minimum was intended for a single dwelling unit. We suggest the additional lot area may assist the non-conforming use in better fitting in to this zoning district, which is the lowest density district in Ambler Borough.

YARD DESIGNATIONS

- A. Front Yards on Corner Lots. Ambler Borough's code of ordinance states that corner lots have two front yards (§22-202. "Lot, Corner"). Currently, the zoning table on the plan sheet lists one front yard of the corner lot as the existing condition and the other as the proposed condition. In the case of this corner property, the size of the two front yards will not be impacted by the lot line change. Therefore, the zoning table should list the size of both front yards and indicate that they will be the same after the lot line change. The size of the front yards are both smaller than is required by zoning; however, this is an existing non-conformity.
- B. Side Yards on Mattison Avenue Lot. For the lot facing Mattison Avenue, the zoning table should be update to show the increase in aggregate side yard area. It currently states that there will be "no change," however, the one of the side lot lines is proposed to be moved.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but suggest that the applicant and the borough consider our suggestions prior to approval.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. Please print the assigned MCPC number (#23-0115-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chloe M. Mohr'.

Chloe M. Mohr, AICP, Senior Community Planner
chloe.mohr@montgomerycountypa.gov - (610) 278-3739

c: John Dean, Applicant
Mary Aversa, Manager, Ambler Borough
Robert Lagreca, Chair, Ambler Borough Planning Commission
James P. Dougherty, P.E., Borough Engineer

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan



Deane Property
MCPC#2230113001

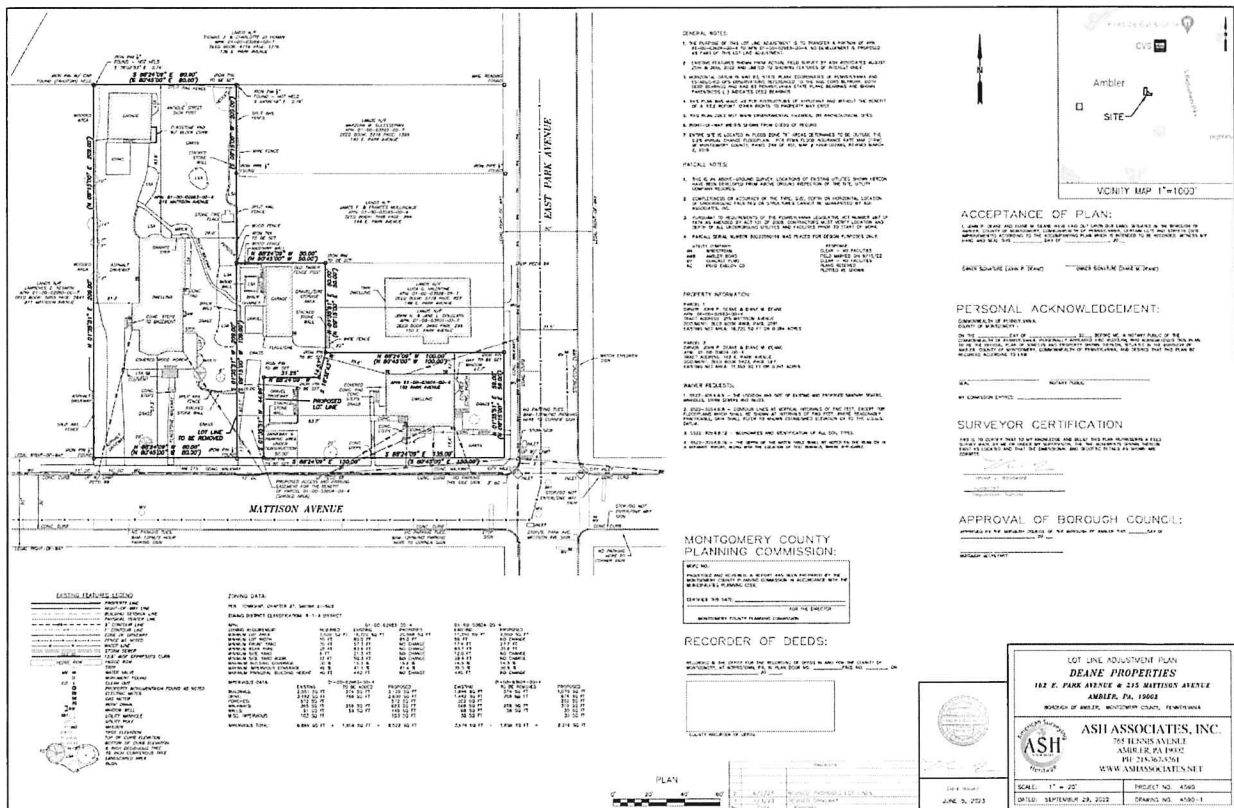
Montgomery
County
Planning
Commission

Montgomery County Department of Planning & Community Development
10000 Old Orchard Road, Suite 200
Columbia, MD 21046
www.montgomeryplanning.org
montgomeryplanning@montgomeryplanning.org

0 50 100 200 Feet



July 12, 2023





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 11, 2023

File No. 2023-06042

Mary Aversa, Manager
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002-4476

Reference: Minor Subdivision Application
Deane - 162 E Park Avenue and 215 Mattison Avenue
Tax Parcel #01-00-03604-00-4; Tax Parcel #01-00-02983-00-4

Dear Mary:

As requested, Gilmore & Associates, Inc. has reviewed the information below regarding the minor land development plan application referenced above.

- A. Lot Line Adjustment Plan - Deane Properties (1 sheet), prepared for, by ASH Associates, Inc., dated September 29, 2022.

The subject lots are within the R-1-A Residential District, are adjacent, and each contains a single-family detached dwelling. The applicant owns both lots and proposes to adjust the lot lines such that approximately 3,048 sf will be removed from the E Park Avenue lot and added to the Mattison Avenue lot. No improvements are proposed with this application. Parking for the E Park Avenue lot will be accommodated by an access easement from Mattison Avenue.

Zoning Comments

1. The plan appears to be compliant with the Borough Zoning Ordinance.

Subdivision and Land Development Comments

2. The applicant has listed several waiver requests on the plans. The waivers requested reference the preliminary plan requirements (§22-305). This plan appears to qualify as a minor plan (§22-304), in which case the waivers would not be needed.

General Comments

3. If Council approves the plan, we recommend that the applicant install lot pins as noted on the plans prior to recording the plane to avoid the need for an agreement and financial security.
4. Legal descriptions of the new lots and the access easement shall be provided to the Borough for review.
5. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g., PADEP, PennDOT, MCPC, Montgomery County Conservation District, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Borough and our office.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

If you have any questions regarding the above, please contact this office.

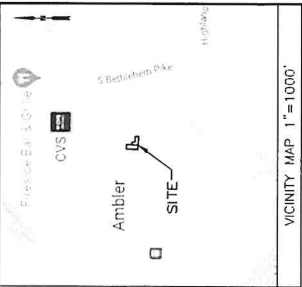
Sincerely,



James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/si

cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough
Joe Bresnan, Esq. - Solicitor
John P. & Diane M. Deane – Owner/Applicant
George J. Ozorowski, Esq. – Hughes, Kalkbrenner & Ozorowski, LLP
Landon Woodward, PLS – ASH Associates, Inc.



ACCEPTANCE OF PLAN:

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE BOROUGH OF AMBLER, PENNSYLVANIA. THE BOROUGH ENGINEER HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE BOROUGH OF AMBLER, PENNSYLVANIA. THE BOROUGH ENGINEER HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE BOROUGH OF AMBLER, PENNSYLVANIA.

OWNER: SHAWNEE (DAVE N. DEANE)

PERSONAL ACKNOWLEDGEMENT:

I, the undersigned, being duly sworn, depose and say that I am the owner of the above described property and that I have read and understand the contents of the foregoing plan and that I have caused the same to be prepared and recorded in accordance with the laws of the Commonwealth of Pennsylvania.

SURVEYOR CERTIFICATION

I, the undersigned, being duly sworn, depose and say that I am a duly licensed surveyor in the Commonwealth of Pennsylvania and that I have personally surveyed the above described property and that I have caused the same to be prepared and recorded in accordance with the laws of the Commonwealth of Pennsylvania.

APPROVAL OF BOROUGH COUNCIL:

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF AMBLER THIS 15th DAY OF MAY 2022.

LOT LINE ADJUSTMENT PLAN
DEANE PROPERTIES
162 E. PARK AVENUE & 215 MATTISON AVENUE
AMBLER, PA 19002
BOROUGH OF AMBLER, MONTGOMERY COUNTY, PENNSYLVANIA
ASH ASSOCIATES, INC.
765 TENNIS AVENUE
AMBLER, PA 19002
PH: 315-367-5261
WWW.ASHASSOCIATES.NET



Date Issued:
JUNE 5, 2023

- GENERAL NOTES:
- THIS LOT LINE ADJUSTMENT IS TO CORRECT A MISTAKE OF LAW IN THE ZONING ORDINANCE OF THE BOROUGH OF AMBLER, PENNSYLVANIA. THE BOROUGH ENGINEER HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE BOROUGH OF AMBLER, PENNSYLVANIA.
 - EXISTING DIMENSIONS SHOWN FROM SURVEY BY AN ASSOCIATES, INC. SURVEY OF 2018. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF THE PROFESSION OF SURVEYING.
 - THE PLAN IS BASED ON THE SURVEY OF 2018. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF THE PROFESSION OF SURVEYING.
 - THIS PLAN WAS MADE AS PER INSTRUCTIONS OF AMBLER AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
 - THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR AERODROLOGICAL, SITE, OR FLOODING DATA.
 - EXISTING DIMENSIONS SHOWN FROM DEEDS OF RECORD.
 - EXISTING DIMENSIONS SHOWN FROM DEEDS OF RECORD.
 - EXISTING DIMENSIONS SHOWN FROM DEEDS OF RECORD.

- PARCEL NOTES:
- THIS IS AN AMBLED-REND SERVICE LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN ARE BASED ON RECORDS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS NOT GUARANTEED.
 - COMPLETION OF THIS PLAN IS THE RESPONSIBILITY OF THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.
 - THE PLAN IS BASED ON THE SURVEY OF 2018. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF THE PROFESSION OF SURVEYING.
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- PROPERTY INFORMATION:
- PARCEL 1: 0.1000 ACRES, 4356 SQ. FT. (APPROX.)
OWNER: SHAWNEE (DAVE N. DEANE)
ADDRESS: 162 E. PARK AVENUE, AMBLER, PA 19002
EXISTING LOT AREA: 4356 SQ. FT. (APPROX.)
EXISTING LOT DIMENSIONS: 162.00' X 26.88' X 107.00' X 107.00'
- PARCEL 2: 0.1000 ACRES, 4356 SQ. FT. (APPROX.)
OWNER: SHAWNEE (DAVE N. DEANE)
ADDRESS: 215 MATTISON AVENUE, AMBLER, PA 19002
EXISTING LOT AREA: 4356 SQ. FT. (APPROX.)
EXISTING LOT DIMENSIONS: 162.00' X 26.88' X 107.00' X 107.00'

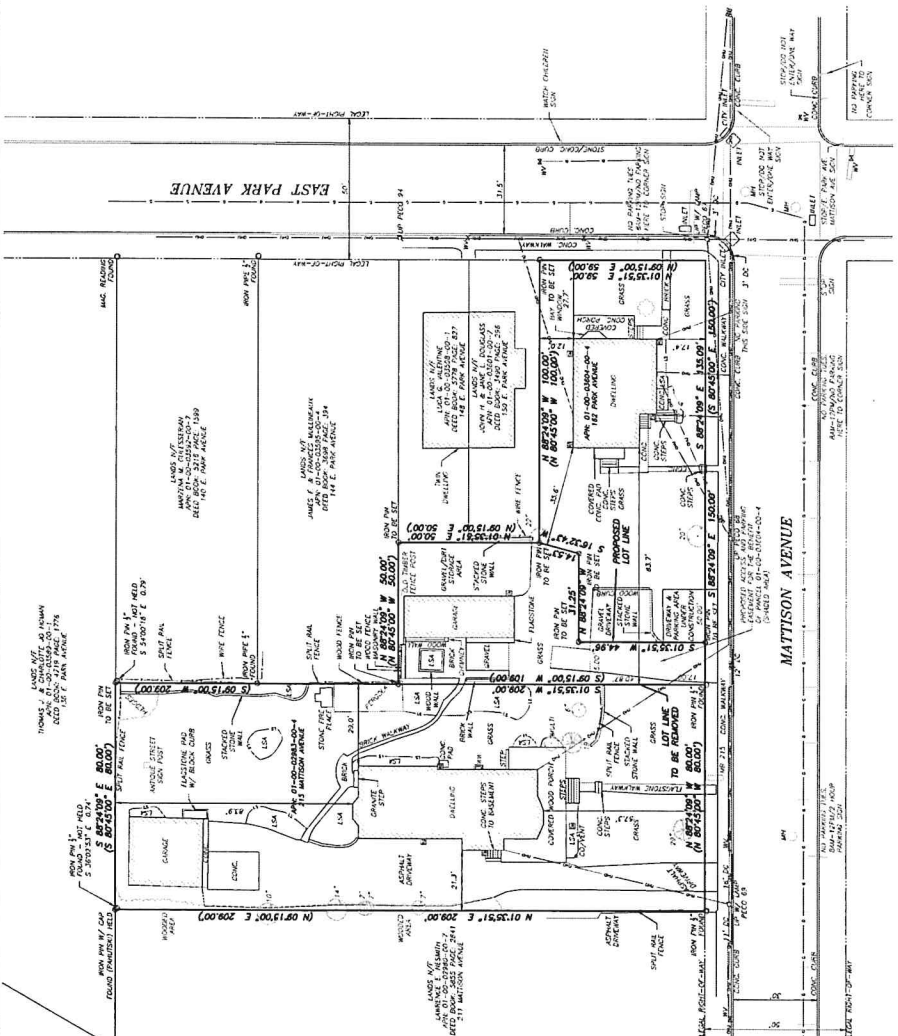
- WALKER REQUESTS:
- 2022-003443 - THE LOCATION AND SIZE OF EXISTING AND PROPOSED DRIVEWAYS, WALKWAYS, SIDEWALKS AND ALLEYS.
 - 2022-003443 - THE LOCATION AND SIZE OF EXISTING AND PROPOSED DRIVEWAYS, WALKWAYS, SIDEWALKS AND ALLEYS.
 - 2022-003443 - THE LOCATION AND SIZE OF EXISTING AND PROPOSED DRIVEWAYS, WALKWAYS, SIDEWALKS AND ALLEYS.
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MONTGOMERY COUNTY PLANNING COMMISSION:

NOTICE: THIS REPORT HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE STANDARDS OF THE PROFESSION OF SURVEYING. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.

RECORD OF DEEDS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NOTRE DAME, PA, IN PLAT BOOK NO. 20, PAGE NO. 100.



ZONING DATA:

REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	4356 SQ. FT.	4356 SQ. FT.
MINIMUM LOT WIDTH	162.00 FT.	162.00 FT.
MINIMUM LOT DEPTH	26.88 FT.	26.88 FT.
MINIMUM FRONT YARD SETBACK	10.00 FT.	10.00 FT.
MINIMUM SIDE YARD SETBACK	5.00 FT.	5.00 FT.
MINIMUM REAR YARD SETBACK	10.00 FT.	10.00 FT.
MINIMUM FRONT SETBACK	10.00 FT.	10.00 FT.
MINIMUM SIDE SETBACK	5.00 FT.	5.00 FT.
MINIMUM REAR SETBACK	10.00 FT.	10.00 FT.
MINIMUM FRONT SETBACK	10.00 FT.	10.00 FT.
MINIMUM SIDE SETBACK	5.00 FT.	5.00 FT.
MINIMUM REAR SETBACK	10.00 FT.	10.00 FT.

EXISTING FEATURES LEGEND:

FEATURE	SYMBOL
EXISTING DRIVEWAY	---
EXISTING WALKWAY	---
EXISTING SIDEWALK	---
EXISTING ALLEY	---
EXISTING FENCE	---
EXISTING UTILITY	---
EXISTING STRUCTURE	---
EXISTING LANDSCAPE	---
EXISTING WATER	---
EXISTING WOOD	---
EXISTING ROCK	---
EXISTING SAND	---
EXISTING GRAVEL	---
EXISTING ASPHALT	---
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EXISTING HUMANS	---
EXISTING MACHINES	---
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EXISTING EQUIPMENT	---
EXISTING VEHICLES	---
EXISTING AIRCRAFT	---
EXISTING SPACECRAFT	---
EXISTING ROBOTS	---
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PROPOSED FEATURES LEGEND:

FEATURE	SYMBOL
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