

AGENDA

AMBLER BOROUGH PLANNING COMMISSION

I. CALL TO ORDER

August 22, 2023 (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):

☒ Residential 2 RESIDENTIAL
☐ Commercial _____
☐ Industrial _____
☐ Office _____
☐ Other _____

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: gjohkolaw.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: [Signature] & [Signature]

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.



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

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/sl

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.

**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

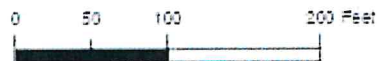
Attachment A: Aerial Image of Site

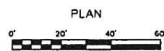
Attachment B: Reduced Copy of Applicant's Proposed Site Plan



Montgomery
County
Planning
Commission

Montgomery County Council - Planning Commission
110 East 11th Street, Suite 100, 19104-4011
(410) 328-3100 or (410) 319-3943
www.montgomeryplanning.com
Aerial photography courtesy of Google Maps





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