

AGENDA

AMBLER BOROUGH PLANNING COMMISSION

I. CALL TO ORDER

June 25, 2024 (7:00 PM)

II. ROLL CALL

III. APPROVAL OF: May 28, 2024 minutes

IV. NEW BUSINESS:

1. Review the 219 Hendricks Street subdivision proposing a three-lot subdivision.

V. OLD BUSINESS:

1. Review the zoning suggestions from the Montgomery County Planning Commission Planner to revise the Transit Oriented Development Ordinance to include additional uses, aesthetics, and architectural elements.
2. Input is requested on updating the 2013 Borough Comprehensive Plan

VI. ADJOURNMENT



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 13, 2024

File No. 2400565

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

Reference: Subdivision Application
219 Hendricks Street
Tax Parcel #01-00-02131-00-1

Dear Mary:

As requested, Gilmore & Associates, Inc. has reviewed the information below regarding the subdivision application referenced above.

- A. Plan of Subdivision – 219 Hendricks Street (1 sheet), prepared for, by ProTract Engineering, Inc., dated May 9, 2024.

The subject 40,262 square foot lot is within the R-1 Residential District, fronts on Hendricks Street, and its current use is residential. The lot contains a single-family dwelling and detached garage. The applicant, PFP Property Management LLC, proposes to subdivide the property into three lots. It is intended that Lot 1 will be 28,262 square feet and include the existing dwelling and garage. Lots 2 and 3 are proposed to be 6,000 square feet each and remain vacant until future development. No improvements or modification of the lots are proposed with this application.

Zoning Comments

1. The plan appears to be compliant with the Borough Zoning Ordinance.
2. §27-407.B(3) – The side yard setback of the existing detached garage shall be dimensioned and noted on the plan. If the setback is less than 4 feet, then it shall be noted as an existing nonconformity.

Subdivision and Land Development Comments

3. §22-305.2.G – Provide a legend on the plans.
4. §22-305.4.A(5) & (6) – Show all existing utilities and service laterals on the plans. If utilities for the existing dwelling are on Lots 2 or 3, then easements are required, or the utilities shall be relocated to Lot 1.
5. §22-305.4.B(13) – Show any proposed easements on the plans. The existing driveway location and the proposed lot configuration will require an easement for the driveway, or the driveway will need to be relocated. Easements or relocations may be needed for existing utility service laterals as well.
6. §22-306.A(2)(f) & §22-Attachment 1-113 – Show all existing and proposed lot pins and monuments. Pins and monuments are required for the proposed lots.
7. §22-306.A(3) – The Borough Council certification on the plan shall be revised per the enclosed to facilitate recording of the plan.
8. §22-Attachment 1-109 & 110 – Documentation shall be provided stating that sanitary sewer and water services are available and will be provided. Sewer planning approval from PADEP is required.

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

General Comments

9. If Council approves the plan and no improvements are required, we recommend that the applicant install lot pins and monuments as noted on the plans prior to recording the plan to avoid the need for an agreement and financial security.
10. Legal descriptions of the new lots and any easements shall be provided to the Borough for review.
11. 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.

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

Enc: As noted

cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough
Joe Bresnan, Esq. - Solicitor
Peter Penna – Owner/Applicant
Nick T. Rose, P.E. – ProTract Engineering, Inc.

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 7, 2024

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

Re: MCPC #24-0130-001
Plan Name: 219 Hendricks Street, Ambler, PA 19002
(3 lots comprising 0.9 acres)
Situate: Hendricks Street (N), between Walker Road (NW) and Tennis Avenue (SE)
Borough of Ambler

Dear Ms. Aversa:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 29, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, PFP Property Management, LLC, intends to subdivide a single 0.9 acre parcel into three parcels of land. The existing single-family home and a detached garage are proposed to remain on a 28,262 square foot lot taking frontage from Hendricks Avenue. Two new 6,000 square foot lots are proposed along Hendricks Avenue. All lots meet the dimensional standards of the R-1 Residential District. The two 6,000 square foot lots are anticipated to be developed for single-family detached homes, as would be permissible by zoning; however, no development is proposed at this time. The applicant has included language on their submitted plan indicating an understanding that additional review and permitting will be required should development occur in the future.

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 concern that the applicant and borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

The existing driveway, which provides access to the existing dwelling on proposed Lot 1, straddles Lot 1 and Lot 2. In order to address this encroachment, the applicant may opt to establish a shared-access easement between



Lot 1 and Lot 2, potentially extending to Lot 3. Retaining the existing driveway would minimize site disturbance to some extent, while allowing for cross-access to Lot 2 and potentially Lot 3. This alternative is preferred as it would minimize curb cuts and retain existing on-street parking, allow for parking behind future dwelling units (minimizing visual impact), and may result in a reduction in paved surfacing. A less favored alternative would be to remove any portion of the existing driveway that is located on proposed Lot 2, and reconstruct a driveway that is entirely on Lot 1. This alternative may result in each lot requiring a curb cut and driveway.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Ambler Borough's planning objectives for infill development. We would like to commend the applicant for their intent to preserve the existing home, as it is our understanding that this home may have historical significance to the borough. This sort of infill development ensures that the fabric of the community remains intact, while making way for additional residential density in an appropriate setting.

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. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0130-001) on any plans submitted for final recording.

Sincerely,



Timothy Konetchy, Senior Community Planner
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

c: Glenn Kucher, Code Officer
Nick T. Rose, P.E., ProTract Engineering, Inc.
John Oswald, Chair, Borough Planning Commission
Al Comly, Vice Chair, Borough Planning Commission
Carol DiPietro, Secretary, Borough Planning Commission
Jessica Buck, District Manager, MCD

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

ATTACHMENT A: AERICAL IMAGE OF SITE



219 Hendricks Street Subdivision
MCPC#240130001

Montgomery
County
Planning
Commission

0 50 100 200 Feet

Montgomery County Planning Commission
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Bethesda, MD 20814-2199
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ATTACHMENT B: REDUCED COPY OF APPLICANT'S PROPOSED SITE PLAN

