

## MINUTES

### AMBLER BOROUGH PLANNING COMMISSION

January 30, 2007

The January meeting of the Ambler Borough Planning Commission was held on Tuesday, January 30, 2007 at 7:30 P.M. in Borough Council Chambers located at 122 E. Butler Avenue. Chairman Ware presided.

**Roll Call** – Present: Mr. Ware, Mr. LaGreca, Mr. Mulroy, Mr. Benigno, Mrs. Baigis, Mr. Amento, Ms. Andrews, Mr. Narcowich – County Planner and Mr. Dougherty – Borough Engineer.

Mr. LaGreca moved the December 5, 2006 Minutes be approved with the following typos and clarifying language corrected as requested by Mrs. Baigis and Mr. LaGreca. It should read November-December meeting, not just December. Typo: Ms. Not Mrs. McGinn, Council visitors not just Council. Old Business #5 same as Old Business #8. #8 should be moved to #5 and #5 should be dropped. New Business; Ronald and Judith Turner, not Turner family, November 29 County letter and November 30 Engineer's letter instead of County letter of November 30, 2006 date and one letter missed. Add applicant's 5 trees along creek on right side of Turner property, screened gate. Seconded, carried.

Mr. Ware announced election of officers to be held at February 27, 2007 meeting.

### OLD BUSINESS

1. Mr. Narcowich distributed revised electronic gateway sign section of the Sign Ordinance. The Commission reviewed changes, added LED for light on page 4 and .5 on page 21. Mr. LaGreca moved that the revised and modified Sign Ordinance be approved and passed on to Borough Council for their action. Seconded, carried. 6 Ayes, 1 Nay. Mr. Mulroy voted nay because he does not want animation in the electronic gateway sign.

Mr. LaGreca moved a letter be sent to Council to see if they want the Planning Commission to study removing the Sign Ordinance from the Zoning Ordinances and other corrections to language bringing the Ordinance up to date with changes in state law. Seconded, carried.

2. Due to lack of time Old Business #2 was not discussed.
3. Representatives from Station Square, 200 S. Main Street, presented a revised site plan. The Commission reviewed and made comments. They will submit a request to Borough Council for an amendment to the Ambler Zoning Ordinance to permit TOD in the Industrial District and permit attached single family housing as part of a Condo Development. Mrs. Baigis did not like reduction of buffer landscape width from 10' to 5'.

4. Due to lack of time Old Business #4 was not discussed.
5. Due to lack of time Old Business #5 was not discussed.

### **NEW BUSINESS**

1. The Commission reviewed the final Land Development Plan for the Westrum Crossings development on S. Maple Way for 288 condo flats in six 5 story buildings. Mr. Garrity, representing Westrum, agreed to comply with all items in County Planner's letter of January 26, 2007 and Borough Engineer's letter of January 26, 2007. Mr. Amento moved that the final Land Development Plans for Westrum Crossings on Maple Way, for 288 condo flats in six 5 story buildings be approved subject to all items in the Engineer's letter and County Planner's letter of January 26, 2007 be included in the final plans submitted to Borough Council. Seconded, carried.

A representative from Westrum hopes to begin demolition in April and complete final environmental site remediation in August. Construction should begin spring 2008.

2. Representative from Artman Lutheran Home was present to discuss addition to building, 250 to 290 N. Bethlehem Pike. Commission made brief review and encouraged Artman to screen and buffer as much as possible. They will return with more detailed plans. Artman does have a property variance for maximum lot coverage.
3. Mrs. Baigis asked if anyone had noticed a problem we are experiencing with portable storage pods. A discussion followed. Mr. LaGreca moved a letter be sent to Council asking them to consider this matter. Seconded, carried.
4. Mrs. Baigis stated that she understands that Collingswood, N.J. now requires that any single family dwelling which has been converted to two or more dwellings must revert to single family status at the time of sale. Do we want to consider this? The Commission felt this is most likely illegal and not feasible under Pennsylvania law.

Ms. Andrews moved the meeting be adjourned. Seconded, carried.

Respectfully submitted,

George W. Benigno  
Secretary

