

## MINUTES

### AMBLER BOROUGH PLANNING COMMISSION

JANUARY 29, 2008

The January Meeting of the Ambler Borough Planning Commission was held on Tuesday, January 29, 2008 at 7:30 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania. Chairman Ware Presided.

**Roll Call:** Present: Mr. Ware, Mr. LaGreca, Mr. Benigno, Ms. Andrews, Mr. Amento, Mr. Mulroy, Mr. Boccuti and Mr. Narcowich, County Planner. Mr. Dougherty, Borough Engineer, was excused.

Mr. Ware welcomed new member Sal Boccuti to the Planning Commission. Mr. Ware noted that Mr. Mulroy had returned after his recent illness.

Mr. Ware turned the meeting over to Councilman Amento to run the election of officers for 2008. Mr. Amento moved Mr. Ware be elected Chairman, seconded. Mr. Amento moved Mr. LaGreca be elected Vice Chairman, seconded. Mr. Amento moved Mr. Benigno be elected Secretary, Seconded. There were no other nominations and upon voice vote the three were elected as officers for 2008. LaGreca moved the December 4, 2007 Minutes be approved as presented. Seconded. Carried.

#### **OLD BUSINESS:**

1. Due to the lateness of the hour, no action was taken on criteria for home professional office. The solicitor will be contacted regarding legal opinion as to saying that home offices must be "so many" feet apart.
2. Due to the lateness of the hour, no action was taken on proposed lighting standards for new developments.
3. Due to the lateness of the hour, no action was taken on POD standards.
4. The Planning Commission reviewed a Draft Ordinance from the County Planner on SALDO changes as relates to buffering standards for Non-Residential Uses in DC District abutting R-1 Residential District. After a period of discussion and corrections, Mr. LaGreca moved the Draft Ordinance and illustration be submitted to the Solicitor and Council. Seconded. Carried.

5. The Commission recommends the changes to the Comprehensive Plan regarding East Butler Avenue above Hendricks Street and the corners of Butler Avenue and Bethlehem Pike.
6. The Commission anticipates receipt of LTK Subdivision and Zoning change in the near future.
7. The Commission anticipates receipt of the SEPTA Train Station Land Development Plan in the near future.
8. The Commission discussed a draft Ordinance rezoning the lots at E. Butler Avenue and Bethlehem Pike to DC Zoning by Conditional Use with fewer permitted uses, with a Comprehensive Plan change, and with SALDO requirements. Mr. LaGreca moved the revised Zoning Ordinance, SALDO Ordinance and Comprehensive Plan change for E. Butler Avenue and Bethlehem Pike be approved. Seconded. Carried.

**NEW BUSINESS:**

1. The Planning Commission reviewed the Sewage Facilities Planning Module for Station Square Development on S. Main Street. Motion to approve. Seconded. Carried.

Mr. LaGreca moved the Meeting be adjourned. Seconded. Carried.

Respectfully Submitted,

George W. Benigno  
Secretary  
Ambler Borough Planning Commission