

## **Minutes**

### **Ambler Borough Planning Commission**

July 25, 2006

The July meeting of the Ambler Borough Planning Commission was held on Tuesday July 25, 2006 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 Borough Engineer James Dougherty.

Mr. LaGreca moved the June 27, 2006 Minutes be approved with the following two corrections: Mrs. Baigis – not Baigisl, Ms. McGinn not Ms. Ginnis two spots and recuse not recluse. Seconded, carried.

#### **OLD BUSINESS**

1. Mr. Ware advised the public we received a letter from Ms. McGinn's attorney asking that we postpone discussion on her subdivision at 231 N. Spring Garden Street, until August 29, 2006 meeting.
2. The Commission received information from Ambler Savings & Loan on an electronic display sign. Mr. Narcowich is preparing a draft Ordinance on a possible amendment to the Sign Ordinance that would permit very limited numbers of these signs in the downtown Commercial District with large street frontage and great limits on additional signage and messages that can be displayed.

#### **NEW BUSINESS**

1. Mr. James Garrity, Esquire led a presentation for Summit Realty Advisors for a proposed Preliminary Land Development for the K&M Boiler House and parking lot on S. Maple Way. The architect, environmental engineer and other staff reviewed the plans with the Commission. They answered questions from the Commission, Borough Engineer, County Planner, Borough staff and Council on aspects of the plan. Mr. Garrity stated they would make corrections to the plan as per the Engineer's letter of July 21, 2006 and County Planner's letter of July 17, 2006. They will submit revised plans with changes and will secure in writing two agreements for shared parking with Westrum and Station Associates. They asked for a waiver on the Traffic Impact Study. They are also requesting revised sub-division lines for Boiler House lot and Kirk's lot. They would like a waiver for Section 27-2704 k.2 of the Zoning Ordinance. They were directed to talk with the Borough solicitor. This most likely will require a variance from the Zoning Hearing Board.

Further defining of the open areas of the plan are necessary. They have to work out with Bast and Lutter the parallel street parking on the forty foot easement.

Mr. LaGreca moved that we grant a Conditional Preliminary Land Development to Summit Reality, K&M Boiler Plant, subject to final plans being submitted that address the Engineer's letter of July 21, 2006, County Planner's letter of July 17, 2006. Granting of waivers were permitted and possible Zoning Variances as required. Seconded, carried.

2. The Commission reviewed possible changes to the Ambler Borough Zoning Ordinance. We are going to prohibit all Flag Lots and require that access to the public street must be the width of a lot required in that Zoning District; remove the stone product from the Industrial District; and OC DISTRICT, RSC DISTRICT AND RO DISTRICT reduce parking 12.5% for any lot within 1/4 mile walking distance of a railroad station. Mr. Narcowich will come back with draft ordinances.
3. No member had a new topic.

Mr. LaGreca moved the meeting be adjourned. Seconded, carried.

Respectfully submitted,

George W. Benigno  
Secretary