

MINUTES

AMBLER BOROUGH PLANNING COMMISSION

February 24, 2009

The February Meeting of the Ambler Borough Planning Commission was held on Tuesday, February 24, 2009 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. Mulroy, Mr. Amento and Mr. Boccuti. Mr. Ennis, County Planner and Mr. Dougherty, Borough Engineer, also were in attendance.

There was no January 27, 2009 meeting due to an anticipated snow storm.

Mr. Ware turned the meeting over to Mr. Amento for the Election of Officers. Mr. Amento moved Mr. Ware be elected as Chairman. Seconded, approved unanimously. Mr. Amento moved Mr. LaGreca be elected Vice Chairman. Seconded, approved unanimously. Mr. LaGreca moved Mr. Benigno be elected Secretary. Seconded, approved unanimously.

Mr LaGreca moved that the December 9, 2008 Minutes be approved with the addition in OLD BUSINESS that a vote was held on the issue of “tires smoking”. Seconded, carried.

OLD BUSINESS:

1. The Commission reviewed the Zoning Hearing Board order for 289 N. Main Street dated December 18, 2008. The engineer reviewed his review letter of February 20, 2009 and the County Planner reviewed his review letter of February 24, 2009. Mr. LaGreca moved the Land Development for 289 N. Main Street be approved and sent to Borough Council for their action, subject to the plan showing all comments of the aforementioned letters from the engineer and County Planner and the Zoning Hearing Board order aforementioned and being made part of the plan. Seconded, carried.
2. Mr. Ware turned the meeting over to Mr. LaGreca for a discussion on the Parking Action Plan. The Commission has reviewed the plan over the last few months. Mr. LaGreca moved we advise Council that we recommend the Parking Action Plan. The Commission will ask council to begin by having performed the least costly items such as signage change at the parking lots, installing parking meters on abutting streets to the Business District and meeting with property owners in the Central Business District with private lots for signage changes and parking after 7:00 p.m. The Commission realizes the larger capital projects in the plan

may need to be undertaken at a later date utilizing grant monies from State, Federal and private funds. Seconded (6-Aye, 0-Nay, 1-Abstain [Mr. Ware]). Carried.

NEW BUSINESS:

1. Mr. Tom Reilley presented a Minor Land Development Plan for 284 N. Main Street, converting a single family house to Schneider Electric Offices. The Borough Engineer's review letter of February 24, 2009 was reviewed and questions asked of the applicant. The County Planner's letter of February 24, 2009 was reviewed with the applicant and questions were asked. After much discussion and comment it was agreed that maximum impervious coverage may exceed the zoning and zoning relief might be needed. Also, a question on the slope stability of the new parking lot next to the SEPTA tracks was discussed. Applicant will meet with the Code Enforcement Officer to get the necessary relief and will address slope stability on the revised plan.
2. The Commission held an in-depth discussion regarding Mrs. Baigis' Email to Council, Borough manager and Mr. Ware after the December 9, 2008 meeting. The Planning Commissions members all took exception to the Emails. Mr. Ware reviewed with the Commission the State Municipal Planning Code guidelines as to what the Commission should do. Commission members do not agree with Mrs. Baigis' remark that we must "wake up and do our job;" rather it is to make recommendations to Council. The Commission is an advisory agency which acts at the directive of Council to study certain items and not an agency that authors and dictates policy. The Commission agreed to take under advisement Mrs. Baigis' Email and we resolved to follow the state law regarding our prescribed authorities to our satisfaction.

Ms. Andrews moved the Meeting be adjourned. Seconded. Carried.

Respectfully Submitted,

George W. Benigno
Secretary
Ambler Borough Planning Commission