

## MINUTES

### AMBLER BOROUGH PLANNING COMMISSION

**JULY 29, 2008**

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

Mr. LaGreca moved the June 24, 2008 Minutes be approved as submitted. Seconded. Carried. Mr. Boccuti asked Mr. Myers, the Code Enforcement Officer, whether he had talked to the Solicitor about #2 New Business, Industrial Zoning Change, and if #4 would prevent a contractor from returning clean building material back to his site. Mr. Myers advised that the Solicitor has been ill and could not get any answers. Mr. Benigno advised he was asked if this Ordinance would prevent the use of a portable crushing machine during demolition of an industrial and/or commercial building. Mr. Myers will call the Solicitor to get an answer on both. Seconded, carried.

#### **OLD BUSINESS:**

1. Attorney George Ditter presented revised plans for SEPTA on their Land Development for the new SEPTA Station to be built south of the West Butler Avenue Crossing. The Committee discussed the 2,300 sq ft subdivision from LTK Parking Lot on S. Main Street which will be joined to the SEPTA lot along the railroad right-of-way and discussed rezoning the ground OC to C-Commercial. The Committee reviewed the comment letters from the County Planner and Borough Engineer. SEPTA asked for two waivers: one, to use an aerial photo to show surrounding properties within 400 feet; and, two, for a waiver not to show the parking lot behind the Dwyer Fuel Oil Building. This will be included in a second land development when they do the outbound station along the S. Main Street Parking Lot. Mr. LaGreca moved the Land Development/Subdivision/Zoning Change be approved with the two waivers for the 400 foot radius and the lower end of the parking lot. Seconded, carried.
2. The attorney representing the McGinn application for a two-lot subdivision on 231 N. Spring Garden Street presented her Subdivision and Land Development Plan. The Committee reviewed the Borough Engineer's review letter. The applicant and attorney agreed to comply with all points and to add missing information to the plan. The County Planner had a "no comment" letter at the time due to the 30 day review process. Mrs. McGinn has asked for a waiver on the shade trees as she has

added several trees and bushes to the lot for screening in excess of the Ordinance requirements. Mr. Ware asked the McGinns to return in August and to make the noted changes to their plans. Mr. Benigno asked whether the Borough should require escrow funds for the partial demolition project and for a note that a building permit will not be issued for a new house until partial demolition is complete. The Commission asked Mr. Myers to obtain direction from the solicitor. Mrs. McGinn's attorney advised that this is a requirement of the Court Order. This issue will be discussed further at the August 26, 2008 Planning Commission Meeting.

**NEW BUSINESS:**

1. None

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

Respectfully Submitted,

George W. Benigno  
Secretary  
Ambler Borough Planning Commission