

## MINUTES

### AMBLER BOROUGH PLANNING COMMISSION

September 30, 2008

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

**Roll Call:** Present: Mr. Ware, Mr. LaGreca, Ms. Andrews, Mr. Mulroy, Mr. Amento and Mr. Boccuti. Mr. Ennis, County Planner and Mr. Dougherty, Borough Engineer, also were in attendance. Mr. Benigno was not present due to illness.

Mr. Lagreca moved that the August 26, 2008 Minutes be approved as submitted. Motion was seconded and approved by a 6-0 vote.

#### **OLD BUSINESS:**

1. There was no old business carried over to this meeting.

#### **NEW BUSINESS:**

1. The Planning Commission accepted for review a new Minor Land Development Application submitted by Lutter World Inc, Frank Lutter, Pres. Along with Robert E. Blue, Jr., Engineering, located at 1149 Skippack Pike, Blue Bell, Pa. 19422 who is the engineering firm currently representing the applicant. Mr. Blue stated to the commission that Mr. Lutters application is to renovate and add an addition to rear of the existing structure located at 129 E. Butler Ave, Ambler, Pa. 19002. Mr. Blue also stated the use of the building, when construction was complete, would become a Restaurant / Wine Bar. Mr. Blue than went on to explain to the commission that the existing structure is location within the Flood Pain and Ambler Boroughs Zoning Ordinance states that any structure located in the Flood Plain shall be deemed nonconforming. Mr. Blue proceeded to explain that the application meets all the requirements of the Zoning Ordinance according to Part 19 Floodplain and part 26 Nonconforming Status.  
The Commission than reviewed Mr. Dougherty, Borough Engineers Review Letter and the applicant stated he had no problem with addressing Mr. Dougherty's comments and would have, Mr. Blue, make the appropriate changes to the drawings.

The Commission then reviewed Mr. Ennis, MCPC Review Letter and the applicant, Mr. Lutter, stated that he agreed with Mr. Ennis comments and if any changes to the plan were required he would have Mr. Blue make the appropriate changes.

Mrs. Baigis, resident in the audience, addressed concerns about A: the elevation of the floodplain. B: the condition of the existing sewer lateral. C: Dumpster locations. D: Landscaping front and rear of the property and the types that would be installed. The applicant, Mr. Lutter, addressed her concerns by stating that all the issues would be addressed to the satisfaction of the Borough. Mr. Mulroy made a motion to recommend approval of the plan subject to meeting all the conditions of the Borough engineers and the MCPC review letters.

The motion was seconded by Mr. LaGreca  
Vote 6-0 in favor.

2. The next business required was to review the 4A Sewer Module for the approved Land Development Plan for the new Septa Inbound Rail Station. After the commission completed the review of the modular a motion was made by Mr. LaGreca to recommend approval of the 4A Sewer Module. The motion was seconded by Mr. Amento.  
Vote 6-0 in favor.

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

Respectfully Submitted,

Ronald E. Myers, Sr.  
Code Enforcement Officer  
Zoning Officer/B.C.O.  
For  
George W. Benigno  
Secretary  
Ambler Borough Planning Commission