

## MINUTES

### AMBLER BOROUGH PLANNING COMMISSION

DECEMBER 4, 2007

The November/December Meeting of the Ambler Borough Planning Commission was held on Tuesday, December 4, 2007 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, Mrs. Baigis, Ms. Andrews, Mr. Amento and Mr. Narcowich, County Planner. Mr. Mulroy was absent due to illness and Mr. Dougherty, Borough Engineer, was excused.

Mr. LaGreca moved the October 30, 2007 Minutes be approved with the following change: Page 2, Paragraph 2 to read "sight" and not "slight." Motion Seconded. Carried.

#### **OLD BUSINESS:**

1. The Commission briefly discussed additional criteria for home professional office. We hope to finalize this language at the January 2008 Meeting.
2. The Commission continued discussion regarding the proposed lighting standards for new developments. We gave input to the County Planner. We hope to finalize a draft at the January 2008 Meeting.
3. The Commission briefly discussed POD standards. We hope to finalize this at the January 2008 Meeting.
4. The Planning Commission again discussed our October 2007 letter on SALDO changes as relates to buffering standards for Non-Residential Uses in DC District abutting R-1 Residential District. Questions were asked of the County Planner regarding the County letter and we corrected certain differences in the County letter and asked the County Planner to revise his letter. He gave us a November 30, 2007 Draft Letter as to certain possible D.C. changes. We advised the County Planner that we would look at some areas mentioned in the letter next year. We stated that right now we want to move forward with SALDO and DC Changes as must be submitted to Borough Council. Mr. LaGreca moved we confirm our letter of October 31, 2007 on the SALDO Changes. Seconded. Carried.
5. A period of discussion was held concerning the Comprehensive Plan changes for East Butler Avenue above Hendricks Street and the corners of Butler Avenue and Bethlehem Pike. The owner of 30 S. Bethlehem Pike was present. The County Planner circulated

certain aerial photos. It was agreed we need to formulate some special restricted Commercial Zoning for the two Butler Avenue and Bethlehem Pike lots.

**NEW BUSINESS:**

1. The Commission was advised that SEPTA and LTK will be proceeding with filing for Subdivision/Zoning Map changes for the new SEPTA Train Station. We had a few months ago recommended a change in parking requirements for any OC property that abuts a Mass Transit Railroad Station.
2. The Commission discussed 2008 Meeting Dates. We agreed the January through October meetings will be held the last Tuesday of each month at 7:30 p.m. The November/December 2008 Meeting will be moved to the second Tuesday in December at 7:30 p.m. to allow the first Tuesday in December for Borough Council's committee meetings.

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

Respectfully Submitted,

George W. Benigno  
Secretary  
Ambler Borough Planning Commission