MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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www.montgomerycountypa.gov

Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

September 16, 2026

Mr. Kyle Detweiler, Borough Manager
Ambler Borough
131 Rosemary Avenue
Ambler, Pennsylvania 19002

Re: MCPC #26-0223-001
Plan Name: 61 Forest Avenue
(2 lots comprising 0.30 acres)
Parcel ID: 01-00-01675-00-7
Situate: Northwest corner of Forest Avenue and Ford Alley
Ambler Borough

Dear Mr. Detweiler:

We have reviewed the above-referenced subdivision and land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 3. We forward this letter as a report of our review.

BACKGROUND

Francesco S. and Serafina A. Pileggi have submitted an application to subdivide a 13,800-square foot lot in the R-3 Zoning District into two lots. The lot currently contains a three-unit apartment building, a detached garage, and a gravel driveway.

Proposed Lot 1 would be L-shaped, encompass 8,002 square feet, and contain the existing three-unit apartment building and detached garage. Proposed Lot 2 would encompass 5,799 square feet at the intersection of Ford Alley and Forest Avenue and is intended for the development of a single-family detached home.

COMPREHENSIVE PLAN COMPLIANCE

BOROUGH COMPREHENSIVE PLAN

The Borough's *2013 Comprehensive Plan Update* builds upon the *2001 Comprehensive Plan* by reiterating the goals of the original document. The primary housing-related goal included in the 2013 update is the intent to "preserve and enhance existing residential neighborhoods and encourage the development of new housing types." The proposed residential infill within an established neighborhood appears to be generally consistent with this comprehensive plan goal.

COUNTY COMPREHENSIVE PLAN

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identified this area of the borough as a Town Residential Area. Town Residential Areas are traditional residential areas that have a variety of housing types and are generally oriented towards pedestrians rather than automobiles. Suitable uses include multifamily, townhomes, twins, and small lot single-family detached homes. New homes in a Town Residential Area should be built to the established front yard setback and have architectural massing that complements the established neighborhood. Parking should be located to the rear of buildings and may take vehicular access from alleys. The proposal is generally consistent with the vision for a Town Residential Area.

RECOMMENDATION & CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as the proposal is generally consistent with the Borough and County comprehensive plans.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*#26-0223-001*) on any plans submitted for final recording.

Sincerely,



Timothy Konetchy, AICP, Principal Community Planner I
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

c: Francesco and Serafina Pileggi, Applicants
Bradford Grauel, PLS, OTM LLC, Applicants' Representative
Glenn Kucher, Borough Code Officer
John Oswald, Chair, Borough Planning Commission
Al Comly, Vice Chair, Borough Planning Commission
Carol DiPietro, Secretary, Borough Planning Commission
Alexander Glassman, Esq., Borough Solicitor
Jessica Buck, District Manager, MCCD

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicants' Site Plan

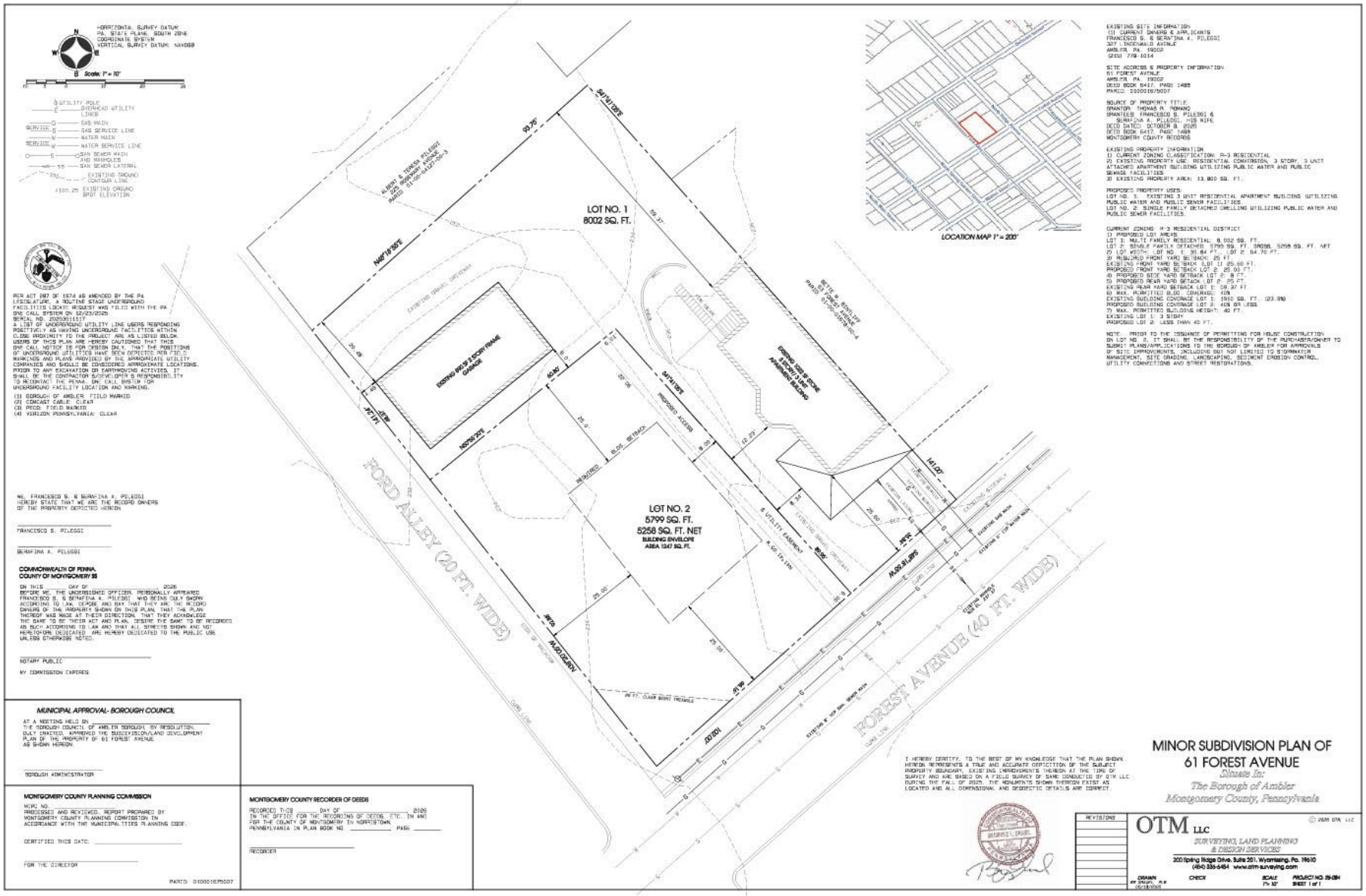


61 Forest Avenue
MCPC#260223001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 50 100 200 Feet

N


LOT NO. 1
8002 SQ. FT.
LOT NO. 2
5799 SQ. FT.
5258 SQ. FT. NET
BUILDING ENVELOPE
AREA 1247 SQ. FT.
PROPOSED ACCESS
EXISTING 1025 SF 2 STORY FRAME GARAGE
EXISTING 1025 SF STONE & STUCCO 2 STORY 3 UNIT APARTMENT BUILDING
FORD ALLEY (20 FT. WIDE)
FOREST AVENUE (40 FT. WIDE)
LOCATION MAP 1" = 200'
HORIZONTAL SURVEY DATUM: PA. STATE PLANE, SOUTH ZONE COORDINATE SYSTEM
VERTICAL SURVEY DATUM: NAVD88
Scale: 1" = 10'
PER ACT 287 OF 1974 AS AMENDED BY THE PA LEGISLATURE, A ROUTINE STAGE UNDERGROUND FACILITIES LOCATE REQUEST WAS FILED WITH THE PA ONE CALL SYSTEM ON 12/23/2025
SERIAL NO. 20253511117
A LIST OF UNDERGROUND UTILITY LINE USERS RESPONDING POSITIVELY AS HAVING UNDERGROUND FACILITIES WITHIN CLOSE PROXIMITY TO THE PROJECT ARE AS LISTED BELOW. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT THIS ONE CALL NOTICE IS FOR DESIGN ONLY. THAT THE POSITIONS OF UNDERGROUND UTILITIES HAVE BEEN DEPICTED PER FIELD MARKINGS AND PLANS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND SHOULD BE CONSIDERED APPROXIMATE LOCATIONS. PRIOR TO ANY EXCAVATION OR EARTHMOVING ACTIVITIES, IT SHALL BE THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO RE-CONTACT THE PENNA. ONE CALL SYSTEM FOR UNDERGROUND FACILITY LOCATION AND MARKING.
(1) BOROUGH OF AMBLER: FIELD MARKED
(2) COMCAST CABLE: CLEAR
(3) PECO: FIELD MARKED
(4) VERIZON PENNSYLVANIA: CLEAR
WE, FRANCESCO S. & SERAFINA A. PILEGGI HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY DEPICTED HEREON
FRANCESCO S. PILEGGI
SERAFINA A. PILEGGI
COMMONWEALTH OF PENNA.
COUNTY OF MONTGOMERY SS
ON THIS ____ DAY OF ____ 2026
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED FRANCESCO S. & SERAFINA A. PILEGGI, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.
NOTARY PUBLIC
MY COMMISSION EXPIRES
MUNICIPAL APPROVAL- BOROUGH COUNCIL
AT A MEETING HELD ON ____ THE BOROUGH COUNCIL OF AMBLER BOROUGH, BY RESOLUTION, DULY ENACTED, APPROVED THE SUBDIVISION AND DEVELOPMENT PLAN OF THE PROPERTY OF 61 FOREST AVENUE, AS SHOWN HEREON.
BOROUGH ADMINISTRATOR
MONTGOMERY COUNTY PLANNING COMMISSION
MCPC NO. ____
PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE: ____
FOR THE DIRECTOR
PARCEL: 01000167500?
MONTGOMERY COUNTY RECORDER OF DEEDS
RECORDED THIS ____ DAY OF ____ 2026 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. ____ PAGE ____
RECORDER
EXISTING SITE INFORMATION:
(1) CURRENT OWNERS & APPLICANTS
FRANCESCO S. & SERAFINA A. PILEGGI
307 LINDENWALD AVENUE
AMBLER, PA. 19002
(215) 778-1014
SITE ADDRESS & PROPERTY INFORMATION
61 FOREST AVENUE
AMBLER, PA. 19002
DEED BOOK 6417, PAGE 1485
PARCEL: 01000167500?
SOURCE OF PROPERTY TITLE
GRANTOR: THOMAS P. NOWAKO
GRANTEES: FRANCESCO S. PILEGGI &
SERAFINA A. PILEGGI, HIS WIFE
DEED DATED: OCTOBER 8, 2025
DEED BOOK 6417, PAGE 1485
MONTGOMERY COUNTY RECORDS
EXISTING PROPERTY INFORMATION
1) CURRENT ZONING CLASSIFICATION: R-3 RESIDENTIAL
2) EXISTING PROPERTY USE: RESIDENTIAL CONVERSION, 3 STORY, 3 UNIT ATTACHED APARTMENT BUILDING UTILIZING PUBLIC WATER AND PUBLIC SEWAGE FACILITIES
3) EXISTING PROPERTY AREA: 13,800 SQ. FT.
PROPOSED PROPERTY USES:
LOT NO. 1: EXISTING 3 UNIT RESIDENTIAL APARTMENT BUILDING UTILIZING PUBLIC WATER AND PUBLIC SEWER FACILITIES.
LOT NO. 2: SINGLE FAMILY DETACHED DWELLING UTILIZING PUBLIC WATER AND PUBLIC SEWER FACILITIES.
CURRENT ZONING: R-3 RESIDENTIAL DISTRICT
1) PROPOSED LOT AREAS:
LOT 1: MULTI FAMILY RESIDENTIAL 8,002 SQ. FT.
LOT 2: SINGLE FAMILY DETACHED 5799.59 FT. GROSS, 5258 SQ. FT. NET
2) LOT WIDTH: LOT NO. 1: 99.84 FT., LOT 2: 64.70 FT.
3) REQUIRED FRONT YARD SETBACK: 25 FT.
EXISTING FRONT YARD SETBACK LOT 1: 25.60 FT.
PROPOSED FRONT YARD SETBACK LOT 2: 25.00 FT.
4) PROPOSED SIDE YARD SETBACK LOT 2: 8 FT.
5) PROPOSED REAR YARD SETBACK LOT 2: 25 FT.
EXISTING REAR YARD SETBACK LOT 1: 28.30 FT.
6) MAX. PERMITTED B.U.I. COVERAGE: 40%
EXISTING BUILDING COVERAGE LOT 1: 1910 SQ. FT. (23.8%)
PROPOSED BUILDING COVERAGE LOT 2: 40% OR LESS
7) MAX. PERMITTED BUILDING HEIGHT: 40 FT.
EXISTING LOT 1: 3 STORY
PROPOSED LOT 2: LESS THAN 40 FT.
NOTE: PRIOR TO THE ISSUANCE OF PERMITTING FOR HOUSE CONSTRUCTION ON LOT NO. 2, IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER/OWNER TO SUBMIT PLANS/APPLICATIONS TO THE BOROUGH OF AMBLER FOR APPROVALS OF SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO STORMWATER MANAGEMENT, SITE GRADING, LANDSCAPING, SEDIMENT EROSION CONTROL, UTILITY CONNECTIONS AND STREET RESTORATIONS.
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE THAT THE PLAN SHOWN HEREON REPRESENTS A TRUE AND ACCURATE DEPICTION OF THE SUBJECT PROPERTY BOUNDARY, EXISTING IMPROVEMENTS THEREON AT THE TIME OF SURVEY AND ARE BASED ON A FIELD SURVEY OF SAME CONDUCTED BY OTM LLC DURING THE FALL OF 2025. THE MONUMENTS SHOWN THEREON EXIST AS LOCATED AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.
MINOR SUBDIVISION PLAN OF
61 FOREST AVENUE
Situate In:
The Borough of Ambler
Montgomery County, Pennsylvania
REVISIONS
OTM LLC
SURVEYING, LAND PLANNING & DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 335-6464 www.otm-surveying.com
DRAWN
CHECK
SCALE 1"= 10'
PROJECT NO. 25-081
SHEET 1 of 1