



BOROUGH OF AMBLER

COMMITTEE MEETING

March 5, 2019

7:00 p.m.

A Town Hall meeting is scheduled for March 13 at 7:00pm.

PUBLIC SAFETY
PUBLIC UTILITIES
FINANCE & PLANNING
PARKS & RECREATION
SALARY & PERSONNEL

Public Safety Committee

Tuesday, March 5, 2019

Mr. Zaccone (Chair)

Mrs. Deininger

Mrs. Siskind

OLD BUSINESS

1. **FIREWORKS UPDATE**

The Police Department and Code Enforcement Dept. would like to remind residents that fireworks are not permitted to be discharged in the Borough. If you see illegal use of fireworks please contact the Borough Police Department.

NEW BUSINESS

1. **PUBLIC WORKS & CODE REPORT**

The Code Enforcement and the Public Works reports are **attached**.

Borough of Ambler Code Enforcement Report for February 2019

[illegible]

Public Utilities Committee

Tuesday, March 5, 2019

Mrs. Siskind (Chair)

Mr. Zaccone

Ms. Tomlinson

Mr. Pasceri

OLD BUSINESS

1. **WATER AUTHORITY**

Council's PUC Committee members and staff met with our Harrisburg PUC Attorney and the Borough Solicitor to discuss operations options and the logistics of forming a Water Authority. The Solicitor is preparing a notice of action.

NEW BUSINESS

1. **WWTP ENGINEER REPORT**

The WWTP Engineer's report will be provided.

2. **TOWER RENTAL**

Authorization is requested to approve the tower lease on the Water Tank at Skippack and Butler Pikes in Whitemarsh. (**Attached**)

3. **EPS-4 REBUILD**

The bids for EPS-4 rebuild were received, we have 2 quotes one was for \$129,573.00 and the other was Derstine and the bid was \$102,000.00. We have \$100,000.00 budgeted for this project. (**Attached**)

4. **WWTP SCHEDULED MAINTENANCE CONTRACT**

WWTP staff would like authorization to contract with Paone Electric LLC for regular monthly electrical control and instrumentation maintenance at the low service quote of \$8,112 annually.

5. **DRBC WATER WITHDRAWAL APPLICATION**

Water Engineers have filed the Water Department's Application for Ground or Surface Water Withdrawal in the Delaware River Basin. Every 10 years all water withdrawal facilities in the distribution system must be reviewed and approved of by the Delaware River Basin Commission (DRBC) which determines the allowance of water withdrawal in the Delaware River Basin. The filing fee of \$15,401 was budgeted for 2019.

6. **WATER DEPARTMENT TESTING**

The Water Department will be conducting voluntary water testing for PFAS in early March.

Finance & Planning Committee

Tuesday, March 5, 2019

Ms. Tomlinson (Chair)

Ms. Di Pietro

Ms. McKenna Endicott

OLD BUSINESS

NEW BUSINESS

1. **BOROUGH ENGINEER'S REPORT**

The Borough Engineer's report is **attached**.

2. **PARKING IMPROVEMENTS**

The Committee would like to discuss parking upgrades for 2019.

Consideration of the following is requested.

- Add 1 kiosk to Lindenwold lot
- Increase fee from \$0.50 per hour to \$1.00 per hour
- Increase street metered parking time limit from 1 hour to 2 hours
- Update all signage to reflect rate change; parking hours; parking availability
- End free parking in December
- Maintain free parking from 12:00 - 2:00

3. **LED STREET LIGHTING**

Attached is Resolution 2019-02 authorizing participation in the LED Street Light Conversion project.

4. **READY FOR 100**

Attached is a Resolution for consideration in the Ready For 100, renewable energy initiative.

5. **LAND DEVELOPMENT -171 ROSEMARY AVENUE**

Attached are all the associated reviews and information for the Zacccone Motors land development application. The applicant will be submitting the additional sets of plans.

- Review Preliminary / Final Land Development Plan to consolidate two abutting parcels and construct a new storage building at 171 Rosemary Avenue – Zacccone Motors (Borough Planning Commission recommendation, Borough Engineer review, Zoning Hearing Board notice of decision, and Montgomery County review letters **attached**)

AMBLER BOROUGH

Project No.	Project Name	Status
Borough Engineer		
2001-1010	TEA-21 - Ambler Streetscape 2002	Construction underway. Outstanding work includes: SEPTA connection to signal, signal activation, and 30-day test period. Awaiting schedule from SEPTA Re: design work to be completed.
2003-0122-01	Ambler-2013 NPDES MS4 Permit	NOI for 2018 Individual MS4 Permit submitted 9/16/17. Awaiting PADEP review of TMDL Strategy & PRP. 2018 Annual Status Report submitted to PADEP 9/28/18. Next Annual Status Report due 9/30/19 for period 7/1/18 thru 6/30/19.
2006-08054	Pedestrian Sidewalk Upgrade Program	Revised Safety Report approved by PADOT. Revised Traffic plans submitted to DVRPC 2/7/19.
2012-12032	Caddick-AMA-Land Development	Conditional Use was not granted. Approval of final LD not granted. Review of new CU submission (dated 6/30/17) provided 9/13/2017.
2013-02020	Ambler Crossings	Construction underway. Escrow release for Phase 1 (Boiler House parking) provided 9/27/18.
2014-12015	St. Mary's Villa Residential Redevelopment - TIS	Lindenwold traffic counts obtained March 2018. Meeting with PennDOT, UDT, and Ambler to discuss potential signal at Lindenwold scheduled 6/7/18.
2017-01010-01	Ambler Pocket Park	E&S application submitted to MCCD 1/31/19. Joint Permit application submitted to PADEP on 2/21/19.
2017-01010-02	Ambler Traffic Signals	RRFB permit plans approved by PADOT. PW obtaining quotes for installation of pole foundations.
2017-01105	Ambler Borough 2017 Road Paving	Construction complete. Maintenance Bond Dated 10/31/2017. Maintenance period expires 5/28/18. Maintenance period expires 5/1/2019.
2017-09055	Bridge/Culvert Assessments	Load rating reports Hendricks/Rose Valley provided 7/31/18 & for N. Maple/Tannery Run provided 10/2/18.. Condition assessment of Hendricks/Rose Valley underway. Condition assessment of N. Ridge/ Rose Valley to be completed. Visual assessment of Tannery Run underway.
2018-08087	171 Rosemary Ave - Zaccone Motors	Review of concept plan provided 8/24/18. Pre-application meeting held 9/25/18 with applicant, engineer, & code officer. Review of LD application provided 11/14/18. Applicant appeared before the PC on 2/25/19.
2018-10097	44 Tennis Ave - FEMA/PEMA HMGF Demolition	Contract awarded to BRB Contractors. Anticipate start of work in mid-March. To be completed by march 26th.
2018-11003	119 W. Butler Ave - Bank of America Drive-up ATM	Review of land development application provided 12/8/18.
2019-01010	2019 General Services	
Sewer Engineer		
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is under construction
2019-01050	2019 Ambler Borough General Sewer Service	On-going
Water Engineer		

GILMORE & ASSOCIATES, INC.

AMBLER BOROUGH

Project No.	Project Name	Status
Water Engineer		
2012-10043	Loch Ash Dam Annual Inspections	Annual inspection report submitted to DEP on 1/23/19.
2013-02020-02	Ambler Crossings - Water	Construction underway. Water Main is tested/complete
2017-03065	Prophecy Creek Bridge	Assisting Water Dept. with review of County's plans for bridge replacement project and impact on existing water main. Currently inactive.
2017-03128	Lafayette Ave. Water Main Replacement	Project closeout documents received. Final payment recommended 1/15/19.
2018-01154	Gwynedd Walk (LGT)	Water main construction and testing complete. 18 month maintenance period began 9/4/18.
2018-01171	Mattison Estates (UDT)	Water construction escrow tabulation prepared 1/14/19 for inclusion in developer's agreement.
2018-05094	Broad Axe Tank - AT&T Upgrades	Work completed. As-built plans received 1/31/19.
2018-09046	Houston Road Tank - Sprint Modifications	Plan review underway.
2019-01049	2019 Ambler Borough General Water Service	Ongoing assistance concerning PFAS monitoring, providing information and responses to the public. Assisting water staff with water quality compliance monitoring and reporting.
2019-01134	DRBC Docket Renewal	Preparation of docket renewal application underway.
2019-01169	Butler Pike Water Main Replacement	Design activities underway.
2019-02097	PWS Applications for Wells 4 and 8	Working with Water Superintendent to complete permitting for iron/manganese treatment.

RESOLUTION 2019-02
OF THE BOROUGH COUNCIL OF THE
BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA

**Authorizing cooperative purchasing and participation
in the Regional Streetlight Procurement Program
administered by the Delaware Valley Regional Planning
Commission**

WHEREAS, the Borough of Ambler is located in Montgomery County, Pennsylvania (the “Borough”); and

WHEREAS, the Borough of Ambler qualifies as a “local public procurement unit” as defined under Chapter 19 of the Commonwealth Procurement Code, 62 Pa C.S. §1901 et seq. (the “Code”); and

WHEREAS, the Delaware Valley Regional Planning Commission (“DVRPC”) qualifies as a “public procurement unit” under the Code, and has established a Regional Streetlight Procurement Program (the “Program”) for the purpose or entering into “cooperative purchasing” agreements with regional municipalities; and

WHEREAS, the Borough of Ambler, in its capacity as a local public procurement unit, is agreeable to participating in the Program, as reflected by the execution of a letter of intent; and

WHEREAS, Participation in the program will allow the Borough of Ambler to implement a project (the “Project”) to improve the performance of municipal street lighting, and specifically to design, procure, install, and finance the transition to light-emitting-diode (LED) street lighting and other street light improvements, and to maintain those improvements; and

WHEREAS, DVRPC has entered into a contract with Keystone Lighting Solutions (“KLS”) to provide design services for the Program; and

WHEREAS, participating municipalities, including the Borough of Ambler, are able to “piggyback off of” contracts entered into by DVRPC for design services, equipment acquisition, distribution, and installation, in accordance with the Code; and

WHEREAS, as part of its contract with DVRPC, KLS has presented a Preliminary Feasibility Study (Phase 1), developed free of charge to the Borough of Ambler to estimate the equipment and services required for, and to estimate the cost associated with, the Project; and

WHEREAS, as part of its contract with DVRPC, KLS has also estimated the costs to the Borough of Ambler associated with KLS' services for Phase 2 - 4 of the Program; and

WHEREAS, the Borough of Ambler has determined that its interests warrant piggybacking off of DVRPC's contract with KLS, thereby forming a separate and new Contract between the Borough of Ambler and KLS in the form attached hereto as Exhibit 1; and

WHEREAS, in accordance with this Contract KLS will provide Professional Design Services to evaluate, recommend, audit, design and manage the Project.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Ambler hereby authorizes the Borough to enter into cooperative purchasing in the form of the Contract with KLS and to proceed to Phase 2 of the Program for Project Development Services; and it is

FURTHER RESOLVED that the Borough Council of the Borough of Ambler hereby authorizes and directs its employees, agents and representatives to take all such further actions and to execute and deliver all such instruments and other documents as may be necessary or appropriate to enable the Borough to carry out the intent and purposes of the foregoing resolutions and the transactions contemplated thereby.

IN WITNESS WHEREOF, the Borough Council of the Borough of Ambler has adopted and enacted this Resolution this 5th day of March, 2019.

[Signatures on following pages]

For the **Borough of Ambler**

ATTEST:

By: _____

Name: Frank DeRuosi

Title: Borough Council President

By: _____

Name: Mary Aversa

Title: Borough Manager

A Vision for A 100% Clean Renewable Energy Future

WHEREAS: Climate change is a global long-term threat to civilization and Earth's living ecosystems;

WHEREAS: More frequent and extreme weather events will become commonplace;

WHEREAS: A major contributor to climate change is the continued use of fossil fuels by individuals, businesses and government agencies;

WHEREAS: Climate change impacts will test our infrastructure, emergency and social services; threaten our access to food, water and energy supplies; and heighten disruption of services, commerce and quality of life;

WHEREAS: The 2015 United Nations Climate Change Conference in Paris resulted in a consensus among all 195 countries to limit the increase in global average temperatures to well below 2°C, ensure that greenhouse gas emissions will not exceed sinks (total carbon capture) by the second half of this century, and become carbon neutral between 2050 and 2100;

WHEREAS: Ambler Borough has demonstrated a commitment to reducing its energy usage by

- Upgrading traffic signals to light-emitting diodes (LEDs) throughout the Borough, resulting in reduced energy usage and costs
- Replacing Borough facility lighting with LEDs and installing decorative LED lighting along Butler and Race Streets
- Implementing a feasibility study performed by the Delaware Valley Regional Planning Commission's Regional Streetlight Procurement Program (RSLPP) and Keystone Lighting Solutions, and initiating the Project Development Phase of their plan to replace all Borough streetlights with LEDs
- Participating in a PECO energy assessment in Borough facilities
- Submitting grant applications for electric vehicles and solar panels;

WHEREAS: Ambler Borough's Government has publicly resolved to make solar energy a key element of our communities' energy plans, and openly pledged to adopt, honor, and uphold the commitments to the goals enshrined in the Paris Climate Accord;

WHEREAS: Ambler Borough recognizes that it has a responsibility to future generations to take an active stand to reduce the emission of greenhouse gases within the Borough, and Ambler Borough is committed to be a community characterized by equality, health, safety, livability, prosperity and equity;

WHEREAS: The best strategy for achieving a cost effective, even cost saving, energy source transition is through collaboration with other Montgomery County energy leaders and participating in aggregated procurement contracts - Power Purchase Agreements (PPAs) for regional wind and solar energy; to this end, Ambler Borough also recognizes the importance of developing a close, working relationship with its electric energy supplier(s) to create the most advantageous and mutually beneficial plan for integrating locally generated and renewable power;

WHEREAS: A renewable energy initiative can produce energy cost savings for residents and local businesses while stimulating growth in a green economy and creating local jobs, while simultaneously mitigating the risks from climate change for everyone;

Be it RESOLVED that:

- Ambler Borough will join other leading towns and cities in the national Ready for 100 movement, to transition to 100% clean, renewable energy for all, and complete this transition to
 - 100% clean renewable electricity by 2035
 - 100% clean renewable energy when replacing heat & transportation equipment & vehicles by 2050
 - As vehicles are replaced, priority will also be given to transitioning the Ambler Borough vehicle fleet to 100% renewable energy sources by 2028;
- The Ambler Borough Environmental Advisory Council (EAC) will work with Borough Council and other local RF100 municipalities to draft an energy transition plan by April 22, 2020 (Earth Day) for achieving these goals. Such a plan could include interim milestones, financial impacts, equity metrics, potential financing mechanisms, and the percentage of renewable energy that is locally produced;
- Renewable energy will be defined as carbon-free and pollution-free energy generated sustainably from renewable sources such as wind, solar, small hydro, tidal, fuel cells and geothermal;
- Locally produced and distributed energy is prioritized whenever feasible for the many advantages it provides to the community;
- All Ambler Borough stakeholders will have the opportunity and will be encouraged to participate in the planning and implementation process;
- Ambler Borough calls on the Commonwealth of Pennsylvania to set a goal to use 100% renewable energy for all purposes no later than 2050; to adopt codes and standards to increase the efficiency of buildings and appliances; and to increase the Alternative Energy Portfolio Standards to levels that put us on track to meet 100% renewable energy goals.
- *Ambler Borough commits to working with other Montgomery County Municipalities and the Montgomery County Planning Commission and/or Delaware Valley Regional Planning Commission to create an energy planner/advocate position. The energy planner/advocate will develop and implement renewable energy strategies for Montgomery County municipalities, residents, businesses, and institutions. This energy planner advocate would serve for 3 years at an approximate cost of \$100,000 per year, to be funded by a minimum 15 participating municipalities and available grant support.*
- For their renewable energy commitment, we commend the municipalities of Phoenixville, West Chester, Downingtown, Uwchlan, Kennett, and East Bradford in Chester County; Haverford and Radnor in Delaware County; along with Springfield and Bridgeport in Montgomery County, for being leaders in setting goals for the transition to renewable energy in their communities. Across the United States, over 100 towns and cities have committed to 100 percent clean, renewable energy so far.

BE IT FINALLY RESOLVED, that this resolution is effective immediately upon approval.



November 14, 2018

Project No. 2018-08087

Mary Aversa, Borough Manager
Borough of Ambler
122 E. Butler Avenue
Ambler, PA 19002

Reference: Preliminary/Final Land Development Plan
Zaccone Motors – 171 Rosemary Avenue
Tax Parcel Nos: 01-00-04402-00-7 & 01-00-04408-00-1; Block 011, Units 019 & 021

Dear Mary:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below related to the above-referenced application.

1. Preliminary/Final Land Development Plans for 171 Rosemary Avenue (2 Sheets), prepared by Woodrow & Associates, Inc. dated October 5, 2018.
2. Application for Subdivision & Land Development prepared for Zaccone Motors, prepared by Woodrow & Associates, Inc., dated August 24, 2018.

As part of the subdivision and land development plan review, we offer the following comments:

PROJECT DESCRIPTION

The Applicant, Zaccone Motors, proposes to consolidate the two parcels referenced above and construct a new 3,500 square foot pole barn garage (e.g. building atop the existing impervious parking lot surface) on the 171 Rosemary Avenue property. Parking spaces will be reconfigured to provide a more conducive parking/traffic pattern. Access to the existing and proposed garages will continue to be from Rosemary Avenue and Willow Alley. The subject property is located within the R-3 – Residential 3 Zoning District. The current use, motor vehicle sales agency, is an existing nonconforming use within this district. Upon consolidation of the two lots, the subject property will be a corner lot with frontages on three streets: Rosemary Avenue, Water Street, and Willow Alley.

ZONING

1. §27-412. It is unclear from the plan submitted whether external lighting for the new car sales garage is proposed. If so, a lighting plan would be required for review and approval. Building mounted lighting should be reviewed at the time of building permit application.
2. §27-803. The subject property is a corner lot with frontages on three streets: Rosemary Avenue, Water Street, and Willow Alley. A lot which fronts on more than one street shall have front lot line on each street frontage (§27-202 "Lot Line" & "Street"). The required front yard setback is 25 feet. The building has existing front yard setbacks of 10.3 ft, 1.4 ft, and 44.5 ft. from Willow Alley, Water Street, and Rosemary Avenue frontages, respectively. The existing nonconformities shall be noted on the plan. The Willow Alley setback of the proposed garage will be 15 ft and is greater than the existing 10.3 ft setback and is considered a continuation of the existing nonconformity.
3. §27-803. The maximum permitted building coverage in the R-3 District is 40%. Consolidation of the lots and construction of the proposed 3,500 square foot garage results in a building coverage of 49.93%. It is our understanding that the applicant is seeking relief from the Borough Zoning Hearing Board.
4. §27-803. The maximum permitted impervious coverage in the R-3 District is 60%. The current impervious coverages for each lot are 99.35% and 95.96% and are considered existing nonconformities. The Applicant does not propose to change the impervious cover area. Consolidation of the lots results in an impervious coverage of 97.8%. It is noted on the plan that a variance has been requested. We defer to the Ambler Borough Code Enforcement Officer for determination as to whether a variance is required.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

5. §27-804. All development within this district shall be served by a public sanitary sewerage disposal system and by public water supply facilities. No utilities are proposed. The applicant should confirm that utilities are not required and will not be provided to the proposed garage.
6. §27-2102. Per ADA guidelines at least one van accessible space should be provided when up to 25 parking spaces are proposed. Two accessible spaces are proposed, but neither appears to meet the federal guidelines for a van accessible space (e.g. 11 ft wide parking space with 5 ft wide access aisle). Dimensions of accessible parking spaces shall be shown on the plan. Revisions shall be made if necessary, to meet Federal guidelines.

SUBDIVISION AND LAND DEVELOPMENT

1. §22-305.4.A. The plan shall include existing features within 400 feet of the project site. The plan shall be revised or a waiver obtained.
2. §22-308.A & C. Borough plan processing procedures require that Preliminary and Final plans be submitted and considered separately and in sequence. The applicant is requesting the submitted plan be considered the Final Plan (i.e. Preliminary and Final Plan). A waiver is required to process concurrently.

STORM WATER MANAGEMENT ORDINANCE

1. §26-406. The Applicant is proposing to construct a pole barn. Earth disturbance of 1,000 square feet or more is not anticipated. Also, an increase in impervious cover area is not proposed. Therefore, the proposed land development is exempt from Ambler Borough Stormwater Management requirements (Table 26-406.1). We recommend that roof drains be installed such that runoff is directed to Rosemary Avenue and drainage patterns remain unchanged.

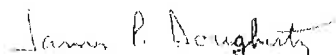
GENERAL

1. The first floor elevation for the existing and proposed garages shall be added to the plan.
2. The height of the proposed garage shall be added to the plan.
3. Lot coverages (building and impervious) are typically based upon net lot area. The coverages noted on the plan appear to be based upon gross lot area. Based upon the locations of the right-of-way and property lines, the gross and net areas appear to be the same for these lots. However, we recommend the plan be revised to reference the net lot area.
4. All variances and waivers shall be listed on the plan.

RECOMMENDATION

It is recommended that plans revised to the satisfaction of Borough Council be provided prior to final action by the Borough. As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,



James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Borough Engineers

JPD/SW/sl

cc: Glenn Kucher, Code Enforcement Officer - Ambler Borough
Joseph E. Bresnan, Esq., Solicitor - Ambler Borough
Claudio & Angela Zaccone – Owner
Timothy P. Woodrow, P.E., Engineer – Woodrow & Associates, Inc.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19401-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

February 19, 2019

Glenn Kucher, Code Enforcement Officer
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002

Re: MCPC #18-0305-001
Plan Name: Zacccone Motors Garage
(2 lots comprising 0.38 acres)
Situate: Rosemary Avenue and Water Street
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 13, 2018. We forward this letter as a report of our review.

BACKGROUND

The applicant, Zacccone Motors, proposes to consolidate parcel 01-00-04402-00-7 and 01-00-04408-00-1 and construct a new 3,500 square foot pole barn garage on the 171 Rosemary Avenue property. The applicant proposes to reconfigure the parking spaces to improve the flow of traffic in the parking lot. Access to the existing and proposed garages will continue to be from Rosemary Avenue and Willow Alley. The property is located within the R-3 Residential Zoning District, and the current use (motor vehicle sales) is an existing nonconforming use within this district. The consolidated property will be a corner lot with frontages on three streets: Rosemary Avenue, Water Street, and Willow Alley. The applicant has not added any additional landscaping or greenspace to the site, and instead will increase the impervious coverage to 97.8% impervious surface on the combined parcel.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Ambler Borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING PLAN

MCPC did not receive a landscaping plan with the applicant's submission. According to §22-302.6 of the Ambler Borough Subdivision and Land Development Ordinance, "landscape plans shall be submitted as part of the land development plan or land subdivision plan." We encourage the applicant to submit a completed landscape plan in order to have a more complete submission.

SHADE TREES

The current property and the proposed plan do not show any shade trees. According to §27-806.1., "landscaped planting areas shall be provided along all street frontages." Although the applicant may not have sufficient space to plant additional trees or vegetation on their site, we encourage the applicant to consider donating trees to be planted elsewhere in the Borough.

PARKING LOT LANDSCAPING

The proposed plan does not include any parking lot landscaping. According to §100.2.1, "parking lots should be effectively landscaped with trees and shrubs to reduce the visual impact of glare, headlights, and parking lot lights, to delineate driving lanes and define rows of parking. Furthermore, parking lots should be adequately shaded in order to reduce the amount of reflected heat." We encourage the applicant to consider design alternatives that would allow for sufficient parking lot landscaping and reduced impervious coverage.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve the Ambler Borough planning objectives for commercial development.

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.

Sincerely,

A handwritten signature in black ink, appearing to read 'JD' followed by a stylized surname.

Julia Detwiler, Community Planner
JDetwiler@montcopa.org
610-278-3748

c: Zaccone Motors, Applicant
Woodrow & Associates, Inc., Applicant's Engineer
Robert Lagreca, Chrm., Borough Planning Commission

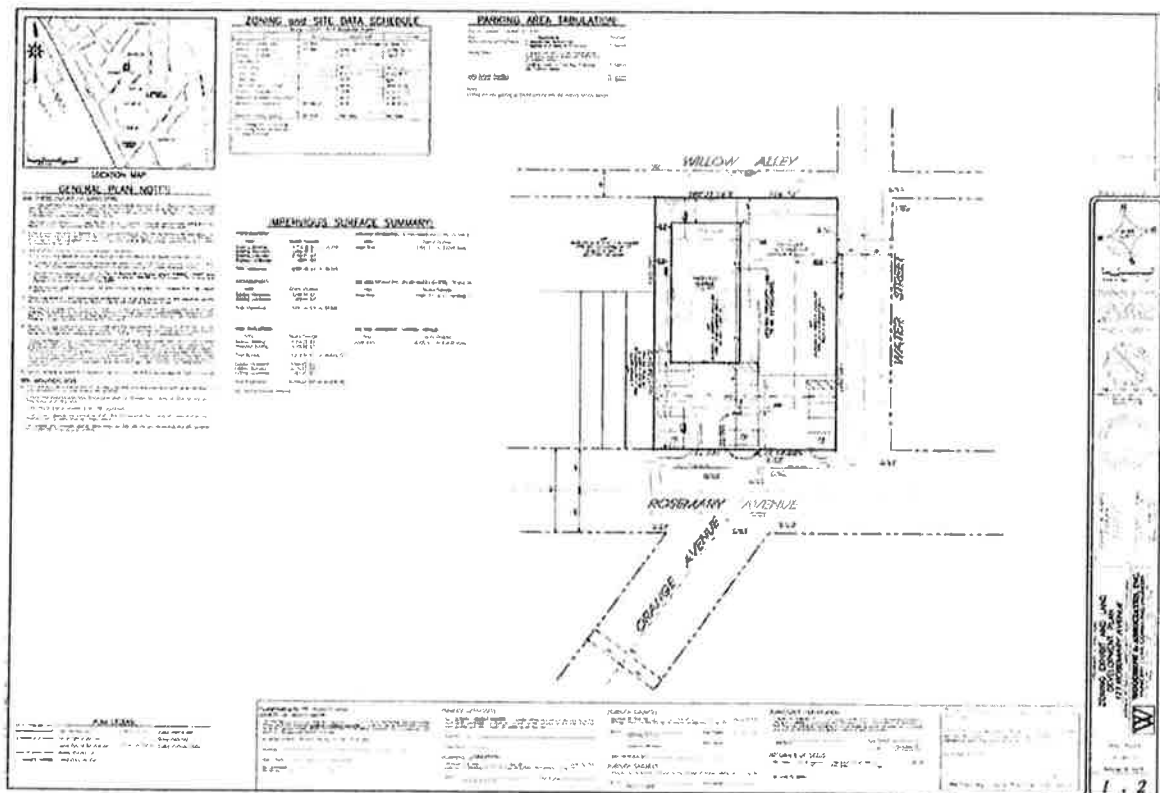
Attachments: Attachment 1 – Site Aerial
Attachment 2 – Reduced Site Plan

ATTACHMENTS 1 & 2



Zaccone Motors Garage
180305001

Montgomery
County
Planning
Commission
Montgomery County Planning Commission
PO Box 10100 • Silver Spring, MD 20910-0100
(301) 278-2725 • Fax (301) 278-2841
www.montgomeryplanning.com
10000 Rockledge Drive, Suite 100 • Rockville, MD 20850
Dorothy V. Brown, Executive Director



Borough Of Ambler

**131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002-4476**

**PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.boroughofambler.com**



February 26, 2019

Mary Aversa, Borough Manager
Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002

Re: Preliminary/Final Land Development Plan
171 Rosemary Avenue – Zaccone Motors

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review the Preliminary/Final Land Development Plan to consolidate two abutting parcels and construct a new storage building at 171 Rosemary Avenue, Zaccone Motors.

After discussion with the Applicant and review of Plan with the County Planner and the Borough Engineer, a motion was made and carried unanimously to recommend to Council that the Plan be approved with the suggestion that the Applicant explore reasonable options to reduce the storm water runoff from his property. The Planning Commission members understand that the Applicant has already had consultations with the Ambler Borough EAC and is continuing to work with the EAC.

If you have any questions, please do not hesitate to contact our Chairman, Robert Lagreca.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

Parks & Recreation Committee

Tuesday, March 5, 2019

Ms. Hertz (Chair)

Mrs. Deininger

Ms. McKenna Endicott

OLD BUSINESS

1. PLASTICS ORDINANCE

The Committee would like to explore a possible Plastics Ordinance in the Borough. They will work with the local businesses and discuss options. **Attached** for consideration is Resolution 2019-1 on single use plastics.

2. BIKE SAFETY

The Borough will host a training session for cycling safety in March for ages 10-16, Flyer **attached**.

3. FRIENDS OF PARKS

A meeting will be held to discuss the program on Monday 3/18 at 6:30 at Borough Hall.

NEW BUSINESS

1. EAC WORKSHOPS

The Ambler Environmental Advisory Council would like to give every homeowner a rain barrel and assess your property's storm water needs to see if it qualifies for a reduced cost rain garden, downspout planter, or permeable conversion. The workshops dates are as follows.

Thursday March 7 - 6pm - at Weavers Way

Monday March 11 - 6pm - at Wissahickon Valley Watershed Association

Saturday April 13 - 10am at Ambler Borough Hall

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2019-1

**A RESOLUTION OF AMBLER BOROUGH COUNCIL SUPPORTING AN
INITIATIVE TO VOLUNTARILY REDUCE THE DISTRIBUTION AND USE OF
SINGLE-USE PLASTICS AND EXPANDED POLYESTERSTYRENE (EPS)
PRODUCTS IN AN EFFORT TOWARDS CLEANER WILDLIFE HABITATS,
SAFER WATERWAYS AND OCEANS AND A HEALTHIER ENVIRONMENT**

WHEREAS, the Borough of Ambler seeks a community environment which is sound, clean and healthy, recognizing that the quality of wildlife and marine habitats, waterways and oceans is important to our quality of life; and

WHEREAS, single-use plastics include water and soda bottles, plastic straws, plastic lids, plastic bags, and plastic utensils; and EPS products include "to-go" containers, leftover food containers ("clamshells"), and drink cups; and

WHEREAS, plastic drinking straws are provided by most establishments that offer cold drinks; and

WHEREAS, single use plastics and EPS products are not biodegradable and break down into smaller pieces that become more difficult to manage; litter our landscape, pollute our waterways and oceans, kill or injure an estimated one million or more sea turtles, seabirds and other wildlife annually, pollute the environment for generations, take 500-1000 years to decompose and, if ignored, create permanent damage to the environment; and

WHEREAS, an estimated 500 million straws are used daily in the United States; and plastic drinking straws deposited in our waterways and oceans pose a great threat to marine and other wildlife.

NOW, THEREFORE, BE IT RESOLVED that Ambler Borough Council:

HEREBY encourages local merchants, businesses and residents to reduce the distribution and use of plastic drinking straws, plastic stirring sticks and similar items.

HEREBY encourages all citizens to embrace and commit to the Environmental Protection Agency's hierarchy in their daily lives – Reduce, Reuse and Recycle.

HEREBY encourages all citizens and business owners to voluntarily participate in this initiative to reduce the use of plastic straws; single-use plastics including water and soda bottles, plastic lids, plastic bags, plastic utensils; and EPS products and polystyrene containers and packaging through the use of reusable, compostable and/or recyclable materials.

AND HEREBY encourages those businesses that provide a product for which a straw would be desired to offer paper straws or provide a plastic straw only upon individual request.

SO RESOLVED this _____ day of _____, 2019.

Frank DeRuosi, Council President

Mary Aversa, Secretary

SMART CYCLING – Bicycle Skills 123

for kids ages 10 – 15

Bring your bike & helmet !!



DATE: Saturday, March 30th

TIME: 10:00 a.m. – Noon

EVENT: **Ambler Borough Hall Gym**

(rain or shine)

FEE: Free workshop

Teach your child to ride safely, with more confidence. Students will learn safe bicycling techniques, and advance their riding skills to discover the freedom and independence of bicycling.

This two-hour workshop, brought to you by Ambler Borough's Parks & Recreation Committee, will be led by Ed Blumenthal, a League of American Bicyclists Certified Instructor. Ed is an avid rider, and enjoys teaching bicycling skills to children & adults. He has a passion not only for bicycling, but riding safely. He is donating his time for this special class.



REGISTRATION FORM - SMART CYCLING WORKSHOP – Bicycle Skills 123

Parent Name(s): _____

Address: _____

Phone #: _____ Email: _____

Kids Name(s) and Age(s) _____

Complete the Registration form & return to Ambler Borough Hall, 131 Rosemary Ave., Ambler, PA 19002 by March 25th
or email the Registration form to Manager's Assistant at erussell@borough.ambler.pa.us

Salary & Personnel Committee

Tuesday, March 5, 2019

Mrs. Deininger (Chair)

Mr. Pasceri

Mr. Zaccone

Ms. Di Pietro

OLD BUSINESS

1. **ENVIRONMENTAL ADVISORY COUNCIL**

A vacancy exists on the Environmental Advisory Council. Interested residents should forward a letter of interest/resume to the attention of the Borough Manager manager@borough.ambler.pa.us

NEW BUSINESS

1. **SOCIAL MEDIA POLICY**

The Committee will review a Social Media Policy and Code of Conduct Policy and make a recommendation for adoption.

2. **PUBLIC WORKS VACANCY**

Interviews are scheduled for the Vacant Public Works Assistant Supervisor position and Resumes will be requested for the soon to be vacant highway laborer position.

3. **CIVIL SERVICE**

The Civil Service committee made revisions to the rules which are recommended for adoption by Borough Council. (**provided**)

Public Comment Procedure:

As a reminder, it will not be the practice of Council to answer questions and/or engage in dialogue with the speaker during the Public Comments section of the meeting. Comments regarding any and all employee issues will not be entertained. Council may address items or questions raised at the next scheduled Committee/Council meeting, but reserves the right to determine agenda items. Council requests that those in attendance refrain from engaging the speaker during public comments. Thank you for your cooperation.
Ambler Borough Council