

## AMBLER BOROUGH COUNCIL MINUTES

**March 18, 2008**

The regular monthly meeting of Ambler Borough Council was held Tuesday, March 18, 2008 at 7:00 p.m. in Borough Council Chambers located at 122 E. Butler Avenue, Ambler, Pennsylvania 19002. President Tony Isabella presided.

Mayor Bud Wahl led the public in the Pledge of Allegiance and a moment of silence.

**Roll Call** – Present: Mr. Isabella, Mr. Dooley, Mr. G. Pasceri, Mr. Kenney, Mrs. Baigis, Mr. S. Pasceri, Mr. Amento and Ms. Maxion. Mayor Wahl, Sergeant Bill Foley, Solicitor Bresnan and Mrs. Aversa also were present. Absent: Mrs. Pieri.

Mr. Isabella motioned for approval of the Minutes of the February 13, 2008 Special Public Meeting. Seconded, carried. Mr. Isabella motioned for approval of the Minutes of the February 19, 2008 Council Meeting. Seconded, carried.

A presentation was made by George Marks of Kramer Marks Architects, P.C. regarding an environmentally friendly “green” design for the proposed park shelter at Knight Park. He stated the Borough could spend between \$400,000 and \$800,000 on design and construction, depending on how “green” the Borough wanted to be. Mr. Marks presented Council with preliminary plans for a 2,000 sq. ft. building and enumerated green items to be considered. Mrs. Aversa stated the Borough proposes to use County grant money to build the green building.

### **COMMITTEE REPORTS**

#### **Finance and Planning Committee - Mr. Kenney, Chairman**

Committee Members: Mr. Kenney, Mrs. Pieri and Mrs. Baigis

The Committee met on Tuesday, March 4, 2008 at 7:00 p.m. in Borough Council Chambers located at 122 E. Butler Avenue. Present: Mr. Isabella, Mr. Dooley, Mrs. Pieri, Mr. Kenney, Mrs. Baigis, Mr. S. Pasceri, Mr. Amento and Ms. Maxion. Also present: Mayor Wahl, Sergeant Bill Foley, Solicitor Bresnan and Mrs. Mary Aversa. Absent: Mr. G. Pasceri.

The Finance and Planning Committee report was given this evening by Mr. Kenney.

#### **The Committee will recommend the following:**

1. Recommend that the February 2008 invoices in the amount of **\$711,422.37** be paid as follows: General (\$110,638.15); Street Lights (\$557.83); Fire (\$114.87); Parks & Rec. (\$306.44); Water (\$70,452.99); Sewer (\$10,350.80); WWTP (\$103,736.95); Rail Corridor (\$0); Road Overlay (\$0); Debt Fund (\$0); Water

Capital (\$7,746.88); Liquid Fuels (\$4,429.22); with end of month cycle totaling \$403,088.24, voided checks totaling \$0.00 and February cycle bills totaling \$308,334.13.

2. Recommend scheduling a hearing for the Liquor License transfer for the “Wine Bar” Restaurant at 121 East Butler Avenue. (A presentation was made at the Committee Meeting by Mr. Lutter in reference to his proposed development.)
3. Recommend preparation of an Ordinance for the DC Gateway Development, with modifications, as outlined in the February 29, 2008 letter from County Planner Mike Narcowich. Recommend sending the proposed Zoning Map and Comprehensive Plan changes to the Planning Commissions for review. Recommend updating the Comprehensive Plan to include the changes.

Discussion ensued. Mrs. Baigis noted that regarding impervious coverage at Gateway lots the County recommended 80%, the Planning Commission 90% and the EAC, by letter, 80%. Mr. Pete Watson, representing the old Mobil station lot at Butler and Bethlehem Pikes, noted that the lot currently has about 99.9% impervious coverage and expressed concern about his ability to sell or lease the lot if an 80% impervious coverage requirement was enacted. Mr. Bresnan stated the current ordinance does not contain a DC maximum impervious coverage limitation. Mr. Kenney stated requirements of an ordinance should be weighed against the potential for development. D. M. Kenney of Ambler Main Street asked whether the Borough could purchase Gateway lots as open space for the Gateway. Danele Heron of 10 Hendricks Street stated she envisioned a parklike setting and fountain at the old Mobil lot. Mr. Bresnan noted that an ordinance cannot be based on one lot’s issues, that a zoning change is part of land development and that a lot owner can go before the Zoning Hearing Board for a variance.

4. Recommend purchasing a server for the Police Department at a total cost of \$5,950.00, including installation.
5. Recommend adopting **Resolution 2008-5** “Adoption of the Ambler Borough Vision Plan Amendment” and in authorizing the submission of final revitalization applications.

Discussion ensued. Mrs. Aversa stated the preliminary application had been submitted and that the final application was due in two weeks. Mrs. Baigis objected to streetscape enhancement at Cavalier Drive costing \$75,000, suggesting ways to scale back plans and have Borough labor undertake the work at a cost she stated should not exceed \$5,000 for materials and labor, and excludes the overhead lighting component. Mr. D.M. Kenney of Act II Playhouse defended the integrity of the plan he suggested for Cavalier Drive. Mr. George Benigno of the Planning Commission stated that Mrs. Baigis’ lampposts suggestion was not feasible because they would impinge on sidewalk width required by the Americans With Disabilities Act.

6. Recommend advertising for bid for the grant projects on Race Street and the Cavalier Lot. (Borough Council has decided to increase the sidewalk width on Race Street to accommodate the trees along that street.)
7. Recommend sending the SALDO Ordinance setting buffering requirements (with clarifications) to the Planning Commissions for review.

Discussion ensued. Mr. Kenney asked George Benigno of the Planning Commission to work with Solicitor Bresnan to clarify the ordinance requirement for non-residential abutting residential.

**In new business:**

1. Ambler Main Street President D.M. Kenney made a presentation regarding the Ambler Main Street 2007 audit. He stated he had sent a letter to the Board of Directors regarding points made by the auditors on matters of accounting. He further stated that Council had received actual audit financials. He added the AMS will follow protocol regarding grants and funding.
2. Stephan Ware of the Planning Commission stated the draft Parking Action Plan had been distributed to Council.
3. Mayor Wahl stated the Borough had been selected by the Delaware Valley Regional Planning Commission to participate in a pilot public relations program called "Classic Towns of Greater Philadelphia." Startup cost to the Borough would be \$2,500.

**In other business the following was discussed:**

1. The Borough Engineer's February 2008 report was reviewed.
2. A memo recommending changes to the Borough lighting standard was received.
3. A memo recommending the creation of a Home Occupation Ordinance was received.
4. A memo setting standards for the use of PODS in the Borough was received.
5. Resumes are being accepted for the vacant Borough seats on the EAC.
6. The Borough is working to address the complaints of property owners surrounding Artman Home.
7. The Main Street Budget, including Borough contribution, was discussed. In-kind services may not be included. The Borough is required to pay the full amount to secure the County Revitalization funds for Main Street in 2008.

8. Bernadette Dougherty has requested appointment to the Borough Revitalization Committee.
9. The Borough is compiling additional items for inclusion in the Bylaws and Rules and Procedures for adoption in April.
10. A brief presentation was given by Larson, Allen (Borough Auditors).

Mr. Isabella asked if there were questions or comments from Council or the public. There being none, it was moved the report be accepted and filed. Seconded, carried.

**Public Safety Committee – Mr. G. Pasceri, Chairman**

Committee members: Mr. G. Pasceri, Mr. Dooley, Mr. Kenney and Ms. Maxion

The Committee met on Tuesday, March 4, 2008 at 7:00 p.m. in Borough Council Chambers located at 122 E. Butler Avenue. Present: Mr. Isabella, Mr. Dooley, Mrs. Pieri, Mr. Kenney, Mrs. Baigis, Mr. S. Pasceri, Mr. Amento and Ms. Maxion. Also present: Mayor Wahl, Sergeant Bill Foley, Solicitor Bresnan and Mrs. Mary Aversa. Absent: Mr. G. Pasceri.

The Public Safety Committee report was given this evening by Mr. G. Pasceri.

**The Committee will recommend the following:**

1. Recommend adopting updated residential permit forms and setting a meeting date for public input on the issue of residential rental housing.
2. Recommend installing a disabled parking sign on South Chestnut Street at the request of a resident (required paperwork received).

**In other business the following was discussed:**

1. The Police Department report for February 2008 was received.
2. The February 2008 Public Works report and Code Enforcement report were reviewed.
3. The Borough is looking for interested residents to participate in a steering committee for the Ambler Ambulance Association.
4. The spring issue of *Hometown News* is complete and will be mailed to residents.
5. A proclamation was prepared for Raymond Simonis and will be presented at a future date.
6. The February 2008 Fire Department report was received.

7. A memorandum from the EAC meeting had been distributed.
8. The Borough is actively applying for grants to install flashing lights in school zones.

Mr. Isabella asked if there were comments or questions from Council or the public. There being none, it was moved the report be accepted and filed. Seconded, carried.

**Parks and Recreation Committee – Mrs. Pieri, Chairman**

Committee members: Mrs. Pieri, Mr. Dooley, Mr. G. Pasceri

The Committee met on Tuesday, March 4, 2008 at 7:00 p.m. in Borough Council Chambers located at 122 E. Butler Avenue. Present: Mr. Isabella, Mr. Dooley, Mrs. Pieri, Mr. Kenney, Mrs. Baigis, Mr. S. Pasceri, Mr. Amento and Ms. Maxion. Also present: Mayor Wahl, Sergeant Bill Foley, Solicitor Bresnan and Mrs. Mary Aversa. Absent: Mr. G. Pasceri.

The Parks and Recreation Committee report was given this evening by Mr. Dooley.

**The Committee will recommend the following:**

1. Recommend adopting **Resolution 2008-4** authorizing application to the Montgomery County Green Field/Green Towns Program for a grant to assist in the construction of a “green” community building at Knight Park.

**In other business the following was discussed:**

1. A proclamation was prepared and presentation made for the late Jay B. Fox, Jr.
2. The Borough has contacted Mattison Avenue Elementary School regarding the YMCA Summer Camp. Camp days will be extended from 9:00-3:00 PM with cost per child \$25.00 per week.
3. The Easter Egg Hunt will be held March 15<sup>th</sup> at Ambler Borough Park. The street allowing access will be closed.
4. A Notice to Proceed with construction/installation of a batting cage and fence line at Knight Park is being issued to ProMax Fencing.

Mr. Isabella asked if there were comments or questions from Council or the public. There being none, it was moved the report be accepted and filed. Seconded, carried.

**Public Utilities Committee – Mr. Amento, Chairman**

Committee members: Mr. Amento, Mrs. Judy Baigis, Mr. S. Pasceri

The Committee met on Tuesday, March 4, 2008 at 7:00 p.m. in Borough Council Chambers located at 122 E. Butler Avenue. Present: Mr. Isabella, Mr. Dooley, Mrs. Pieri, Mr. Kenney, Mrs. Baigis, Mr. S. Pasceri, Mr. Amento and Ms. Maxion. Also present: Mayor Wahl, Sergeant Bill Foley, Solicitor Bresnan and Mrs. Mary Aversa. Absent: Mr. G. Pasceri.

The Public Utilities Committee report was given tonight by Mr. Amento.

**The Committee will recommend the following:**

1. Recommend authorizing Aquatic Laboratory Services, Inc. to conduct Water Effects Ratio (WER) analysis for aluminum in the plant effluent at a total cost of \$4,350.00.
2. Recommend authorizing the undertaking of Broad Axe Tank maintenance and upkeep in 2008 at a cost not to exceed \$12,000. (The water engineer has reviewed recommendations made by U.S. Underwater Services and has determined the tank requires the installation of certain hardware items to bring it up to AWWA standards.)

**In other business the following was discussed:**

1. The February 2008 WWTP and Engineer's Report was reviewed.
2. DVIT has been contacted regarding replacement value for the Loch Alsh Booster Station generator. Water Department will be working with UDHS engineers who have expressed an interest in financing an upgrade to this facility due to projected fire capacity requirements at Upper Dublin High School.
3. A DRBC public hearing is scheduling in New Jersey regarding the proposed Well 15 (Brookfield Lane-the Ridings) application.
4. The Committee is pursuing potential grant funding through PENNVEST for Loch Alsh Dam Safety Improvements (Probable Maximum Flood) project. Quotes are being obtained for repointing the valve tower. The Committee is reviewing DVIT input on the spillway railing.
5. Whitemarsh Pumping Station repair and upgrade is nearing completion. DEP will be contacted to schedule a one month test of the facility to obtain an operating permit.
6. An ordinance establishing guidelines and fees for regulating grease traps is being considered.

7. The plant engineer continues preparing bid documents and specs for the new control panel and chemical feed system for the belt filter press. Bid advertisement is anticipated March 2008.
8. The plant engineer was authorized at the November meeting to conduct a study based on PA DEP's verbal indication that Ambler should expect to see a total nitrogen limit of 3 mg/l and a total Phosphorus limit of 0.1 mg/l after the total maximum daily load (TMDL) is revised. The project is in process.
9. The plant engineer continues the design and bid documents for increasing the capacity of the EPS-3 Wet Well.

Mr. Isabella asked if there were questions or comments from Council or the public. David Morgan of *Hometown News* stated that with the upcoming deregulation of electric utilities in 2010, the Borough should begin to analyze ways it can cut electric costs. There being no further comments, it was moved the report be accepted and filed. Seconded, carried.

**Salary and Personnel Committee – Mr. S. Paceri, Chairman**

Committee members: Mr. S. Pasceri, Mr. Amento, Ms. Maxion

The Committee met on Tuesday, March 4, 2008 at 7:00 p.m. in Borough Council Chambers located at 122 E. Butler Avenue. Present: Mr. Isabella, Mr. Dooley, Mrs. Pieri, Mr. Kenney, Mrs. Baigis, Mr. S. Pasceri, Mr. Amento and Ms. Maxion. Also present: Mayor Wahl, Sergeant Bill Foley, Solicitor Bresnan and Mrs. Mary Aversa. Absent: Mr. G. Pasceri.

Highway Supervisor Jim Wack made a presentation to Council regarding the creation of a new fulltime position of "Parks Maintenance/Laborer." Discussion ensued. Mr. S. Pasceri stated he believed the Borough could save costs by hiring (without benefits) two part-time seasonal employees to perform these functions. Solicitor Bresnan stated he would have to review any obligations to the union in not creating a fulltime union position.

The Salary and Personnel Committee report was given this evening by Mr. S. Pasceri.

**The Committee will recommend the following:**

1. Recommendation to advertise for hiring for two part-time positions in the Parks Department, pending solicitor's opinion regarding union entitlements.

**In new business:**

AFSCME has contacted the Borough to schedule negotiations meetings. Mr. Isabella stated he will appoint a committee to conduct negotiations, with the committee to be announced at the next meeting.

**In other business the following was discussed:**

1. An Executive Session had been held at Committee meeting in reference to personnel issues.
2. Minutes from the February meeting were reviewed.
3. The Committee met on February 28<sup>th</sup> to discuss the vacant WWTP position. Bruce Jones has stated he would like to hold off on filling the position. An additional meeting will be scheduled at a future date

Mr. Isabella asked if there were questions or comments from Council or the public. There being none, it was moved the report be accepted and filed. Seconded, carried.

**RECOMMENDATIONS**

**Finance & Planning Committee** – The Committee recommends and Mr. Kenney moves:

Recommend that the February 2008 invoices in the amount of **\$711,422.37** be paid. Seconded, All Ayes, Carried.

Recommend scheduling a hearing for the Liquor License transfer for the “Wine Bar” Restaurant at 121 East Butler Avenue. Seconded, All Ayes, Carried.

Recommend preparation of an Ordinance for the DC Gateway Development, with modifications, as outlined in the February 29, 2008 letter from County Planner Mike Narcowich. Recommend sending the proposed Zoning Map and Comprehensive Plan changes to the Planning Commissions for review. Recommend updating the Comprehensive Plan to include the changes. Seconded, All Ayes, Carried.

Recommend purchasing a server for the Police Department at a total cost of \$5,950.00, including installation. Seconded, All Ayes, Carried.

Recommend adopting **Resolution 2008-5** “Adoption of the Ambler Borough Vision Plan Amendment” and in authorizing the submission of final revitalization applications. Seconded, All Ayes, Carried.

Recommend advertising for bid for the grant projects on Race Street and the Cavalier Lot. Seconded, All Ayes, Carried.

Recommend sending the SALDO Ordinance setting buffering requirements (with clarifications) to the Planning Commissions for review. Seconded, All Ayes, Carried.



**Public Safety Committee** – The Committee recommends and Mr. G. Pasceri moves:

Recommend adopting updated residential permit forms and setting a meeting date for public input on the issue of residential rental housing. Seconded, All Ayes, Carried.

Recommend installing a disabled parking sign on South Chestnut Street at the request of a resident. Seconded, All Ayes, Carried.

**Parks & Recreation Committee** – The Committee recommends and Mr. Dooley moves:

Recommend adopting **Resolution 2008-4** authorizing application to the Montgomery County Green Field/Green Towns Program for a grant to assist in the construction of a “green” community building at Knight Park. Seconded, All Ayes, Carried.

**Public Utilities Committee** – The Committee recommends and Mr. Amento moves:

Recommend authorizing Aquatic Laboratory Services, Inc. to conduct a Water Effects Ratio (WER) analysis for aluminum in the plant effluent at a total cost of \$4,350.00. Seconded, All Ayes, Carried.

Recommend authorizing the undertaking of Broad Axe Tank maintenance and upkeep in 2008 at a cost not to exceed \$12,000. Seconded, All Ayes, Carried.

**Salary & Personnel Committee** – The Committee recommends and Mr. S. Pasceri moves:

Recommend advertising for hire two part-time positions in the Parks Department, pending solicitor’s opinion regarding union entitlements. Seconded, All Ayes, Carried.

There being no further business, Mr. Isabella moved the meeting be adjourned. Seconded, motion carried.

Respectfully submitted,

Elizabeth Russell  
Administrative Assistant  
Water Department  
For  
George W. Benigno  
Borough Secretary