

## AMBLER BOROUGH COUNCIL MINUTES

**June 18, 2013**

The regular monthly meeting of Ambler Borough Council was held Tuesday, June 18, 2013 at 7:00 p.m. at Borough Council Chambers located at 122 E. Butler Avenue, Ambler, Pennsylvania 19002. President Antonio Isabella presided.

Council Vice President Amento led the public in the Pledge of Allegiance and a moment of silence.

**Roll Call** – Present: Mr. Isabella, Mr. Amento, Mr. Kenney, Mr. Pasceri, Mrs. Strus, Ms. Tomlinson, Mr. Curtis, Mr. Zaccone and Mr. Dooley. Solicitor Bresnan, Chief William Foley and Borough Manager Mary Aversa also were in attendance. Mayor Wahl was absent.

A motion was made to approve the Minutes of the May 21, 2013 Meeting. Seconded. Carried.

The Finance & Planning Committee scheduled a presentation by Jim Garrity on the Ambler Crossings Project at South Chestnut Street. Mr. Garrity represents the Ambler Crossings Limited Partnership and principal John Zaharchuk. Mr. Garrity stated the project, which is situated on 4.62 acres, is comprised of 115 apartment units on land referred to as the Bast property. The apartments will be contained in two buildings and will include a club house building and pool. The separate buildings will be ‘connected’ by breezeways for weather protection. The grounds will contain a large ‘commons’ area and drain area and the community will be accessible from Maple and Chestnut Streets.

Pricing, per Mr. Zaharchuk will be based on square footage rental and is anticipated to be set at \$1,450 for a one bedroom and \$2,200 for a two bedroom apartment. The apartment buildings will be 4-stories. Mr. Garrity spoke to Council seeking to be granted Conditional Use and separately to be granted Preliminary/Final approval at the July Council meeting for the proposed Ambler Crossings project.

During the presentation, Mr. Kevin Somar of AMA Marketing was identified as being present and representing Mr. David Caddick, who is in the process of seeking to obtain Land Development approval for a proposed 36 townhome project to be built on adjacent land (the Fruman property).

### **COMMITTEE REPORTS**

The Committees of Ambler Borough Council met Tuesday, June 4, 2013 at 7:00 p.m. in Borough Council Chambers located at 122 E. Butler Ave. Present: Mr. Isabella, Mr. Amento, Mr. Pasceri, Mrs. Strus, Ms. Tomlinson, Mr. Zaccone and Mr. Dooley. Chief

Foley, Solicitor Bresnan and Borough Manager Mrs. Aversa also were present. Mr. Kenney, Mr. Curtis and Mayor Wahl were absent.

At the Council Meeting this evening, the Committees conducted business as follows:

**Public Safety Committee – Mrs. Strus, Chairperson**

Committee members: Mr. Curtis, Mr. Dooley

The Public Safety Committee report was given this evening by Mrs. Strus.

**The Committee will consider no actions this evening.**

**In other business the following was reviewed this evening:**

1. The May 2013 Police Department report and Fire Department report were received.
2. The May 2013 Public Works and Code Enforcement reports were received.

Mrs. Strus asked if there were comments or questions from Council or the public. There being nothing further, it was moved the report be accepted as filed. Seconded, carried.

**Parks and Recreation Committee – Mr. Curtis, Chairperson**

Committee members: Mr. Kenney and Ms. Tomlinson

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

**The Committee will consider no actions this evening.**

**In other business the following was reviewed this evening:**

1. Movie Nights in the Parks have been scheduled as follows: “The Lion King” will be shown July 25<sup>th</sup> at Pickering Field; and “Hotel Transylvania” will be held September 13<sup>th</sup> at Knight Park.
2. YMCA Knight Park Summer Camp registration was held at Borough Hall on May 8<sup>th</sup>. Summer Camp will run June 24 – August 2 at Mattison Avenue Elementary School. Residents still may register at the Ambler YMCA.

Mr. Curtis asked if there were comments or questions from Council or the public. There being nothing further, it was moved the report be accepted as filed. Seconded, carried.

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

Committee members: Mr. S. Pasceri and Mr. Zaccone

The Public Utilities Committee report was given this evening by Mr. Amento.

**The Committee will consider the following actions this evening:**

1. Recommend adopting **Ordinance 1071** updating the local discharge limits as required to be compliant with the National Pollutant Discharge Elimination System (NPDES).

**In other business the following was reviewed this evening:**

1. The May 2013 WWTP Supervisor's and Engineer's reports were reviewed.
2. Water Supervisor is obtaining quotes for the proposed Supervisory Control & Data Acquisition (SCADA) System maintenance/upgrade project.

Mr. Amento asked if there were questions or comments from Council or the public. There being nothing further, it was moved the report be accepted and filed. Seconded, carried.

**Finance and Planning Committee - Mr. Kenney, Chairperson**

Committee Members: Mrs. Strus and Ms. Tomlinson.

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

**The Committee will consider the following actions this evening:**

1. Consideration that **May 2013** invoices in the amount of **\$774,651.39** are to be paid as follows: General (**\$145,668.12**); Street Lights (**\$5,722.28**); Fire (**\$34,028.54**); Parks & Rec. (**\$3,225.82**); Water (**\$64,941.82**); Sewer (**\$9,733.55**); WWTP (**\$510,319.46**); Rail Corridor (**\$0.00**); Road Overlay (**\$1,902.77**); Debt Fund (**\$0.00**); Water Capital (**\$0.00**); Liquid Fuels (**\$113.58**) with voided checks in the amount of \$1,004.55.
2. Consideration to advertise for adoption a proposed text amendment to the Transit Oriented Zoning District (TOD), as recommended by the Borough and County Planning Commissions.
3. Consideration to advertise a Public Hearing to be held July 16, 2013 to grant Conditional Use and separately to grant Preliminary/Final approval at the Council meeting for the proposed Ambler Crossings project on S. Chestnut Street, which comprises 115 apartment units and an amenity building, with approval subject to satisfying the engineer's recommendations and the adoption of the proposed TOD Ordinance Amendment.
4. Consideration to grant Preliminary/Final approval for the 2-lot subdivision at 250 N. Spring Garden Street, subject to meeting all recommended requirements including granting a waiver for a survey of existing features within 100 feet.

**Approved at the Committee Meeting:**

1. A proposal was approved to contract with DocStar to complete document scanning of Borough records.

**In other business the following was reviewed this evening:**

1. The Borough Engineer's May 2013 report was received.
2. The Flood Plain Ordinance to modify Borough Code Ch. 27, Part 2 ("Definitions") and Ch. 27, Part 19 ("Floodplain Conservation District.") is in the review process.
3. The Solicitor is awaiting revised language to an Ordinance approving penalty, interest and fee schedule for collection of delinquent real estate taxes. The Solicitor has stated that the County has addressed municipalities that adopted the Ordinance but has not yet addressed those municipalities that questioned the proposed Ordinance.
4. The Borough is working with the Borough Engineer to prepare bid documents for the repaving of a large portion of Butler Avenue.

Discussion ensued. Responding to questions by Mr. Amento, Mrs. Aversa stated that utilities have been notified about the intended project so that they might complete any 'road opening' projects before the repaving date. Additionally, she stated that Mr. Myers, Code Enforcement Officer, had made sidewalk repair notifications.

Mr. Kenney asked if there were questions or comments from Council or the public. There being nothing further, it was moved the report be accepted and filed. Seconded, carried.

**Salary and Personnel Committee – Mr. S. Pasceri, Chairperson**

Committee members: Mr. Amento and Mr. Zaccone

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

**The Committee will consider no actions this evening.**

**An Executive Session was held with the subject of discussion being a union employee.**

**In other business the following was reviewed this evening:**

1. Volunteers are being sought to serve on the Environmental Advisory Council (3 vacancies now exist) and Appeals Board (1 vacancy).

2. Staff will be advertising for the position of Finance Manager for a vacancy due to retirement that will occur in December.
3. A Committee has been formed by Council President Isabella to undertake municipal union employee contract negotiations. Committee members are Mr. Pasceri, Mr. Curtis and Mr. Isabella.

Mr. Pasceri asked if there were questions or comments from Council or the public. There being nothing further, it was moved the report be accepted and filed. Seconded, carried.

### **RECOMMENDATIONS**

**Public Safety Committee** – The Committee will make no recommendations this evening.

**Parks & Recreation Committee** – The Committee will make no recommendations this evening.

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

Recommend adopting **Ordinance 1071** updating the local discharge limits as required to be compliant with the National Pollutant Discharge Elimination System (NPDES). Seconded. Poll Council (All Aye). Carried.

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

Recommend **May 2013** invoices in the amount of **\$774,651.39** be paid. Seconded. Carried.

Recommendation to advertise for adoption a proposed text amendment to the Transit Oriented Zoning District (TOD). Seconded. Carried.

Recommendation to advertise a Public Hearing to be held July 16, 2013 to grant Conditional Use and separately to consider granting Preliminary/Final approval at the July Council meeting for the proposed Ambler Crossings project on S. Chestnut Street, which comprises 115 apartment units and an amenity building, with approval subject to satisfying the engineer's recommendations and the adoption of the proposed TOD Ordinance Amendment. Seconded. Carried.

Recommendation to grant Preliminary/Final approval for the 2-lot subdivision at 250 N. Spring Garden Street, subject to meeting all recommended requirements including granting a waiver for a survey of existing features within 100 feet. Seconded. Carried.

**Salary & Personnel Committee** – The Committee will make no recommendations this evening.

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

Respectfully submitted,

Elizabeth Russell  
Manager's Assistant  
Borough of Ambler