

AMBLER BOROUGH COUNCIL MINUTES

September 17, 2013

The regular monthly meeting of Ambler Borough Council was held Tuesday, September 17, 2013 at 7:00 p.m. at Borough Council Chambers located at 122 E. Butler Avenue, Ambler, Pennsylvania 19002. President Antonio Isabella presided.

Council President Isabella called the Council Meeting to order. Police Chief Bill Foley led the public in the Pledge of Allegiance and a moment of silence.

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

A motion was made to approve the Minutes of the August 20, 2013 Meeting as revised. Seconded. Carried.

COMMITTEE REPORTS

The Committees of Ambler Borough Council met Tuesday, September 3, 2013 at 7:00 p.m. in Borough Council Chambers located at 122 E. Butler Ave. Present: Mr. Isabella, Mr. Amento, Mr. Kenney, Mr. Pasceri, Mrs. Strus, Ms. Tomlinson, Mr. Curtis, Mr. Zaccone and Mr. Dooley. Chief Foley, Solicitor Bresnan and Borough Manager Mrs. Aversa also were present. Mayor Wahl was 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 the following actions this evening:

1. Authorization to purchase Global Positioning System for approximately 18 Borough-owned vehicles at a cost of \$38.00 per vehicle.

Discussion ensued. Mrs. Strus explained that it is a common practice in the surrounding townships to have GPS on municipal vehicles.

In other business the following was reviewed this evening:

1. The August 2013 Police Department and Fire Department report was received.
2. The August 2013 Ambulance Association report was received.
3. The August Public Works, Safety and Code Enforcement reports were received.
4. Ambler Main Street's *Oktoberfest* is scheduled for Saturday, October 5th from 10am until 5pm. Raindate is October 6th.

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 the following actions this evening:

1. Consider authorization of an improvements package for Locust Street Park to include equipment installation and resurfacing at a cost of \$18,851.85. [2013 budget: \$20,000]

In other business the following was reviewed this evening:

1. A request was made to consider the addition of a swing area at Ricciardi Park. This request will be considered for inclusion in the FY2014 Budget.

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. Recommendation to award the contract for the Plant Utility Line Replacement Project to Heisey Mechanical Ltd. for their low bid quote of \$37,492.00.
2. Recommendation to award a 5-year contract, reflecting a 5 percent increase, to M.J. Reider Associates, Inc. for Plant Sampling & Analysis service.

3. Recommendation a 3-year lease/purchase of a 2014 F-550 Dump Truck and body at a three-year total purchase price of \$50,775.00.
4. Recommend awarding Water Dept. SCADA Engineering and Upgrade contract to Allied Control Service at a contract price of \$172,400.00, with award determination considering contract price, responsiveness to service and site visit.

In other business the following was reviewed this evening:

1. The WWTP Supervisor's and Engineer's reports were reviewed.
2. The Borough will receive bids for the sale of a 1994 truck valued at less than \$1,000.00.

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 **August 2013** invoices in the amount of **\$1,305,289.45** are to be paid as follows: General (**\$152,953.73**); Street Lights (**\$5,529.54**); Fire (**\$483.82**); Parks & Rec. (**\$4,618.33**); Water (**\$104,266.81**); Sewer (**\$52,522.67**); WWTP (**\$976,083.43**); Rail Corridor (**\$0.00**); Road Overlay (**\$8,831.12**); Debt Fund (**\$0.00**); Water Capital (**\$0.00**); Liquid Fuels (**\$0.00**).
2. Consider granting approval of Preliminary/Final Land Development Plans for Ambler Savings Bank subject to meeting all of the requirements set forth in the Engineer's review letters of August 7th and August 13th and the adoption of the Ordinance amending Chapter 27.
3. Consider advertising for adoption an Ordinance amending Chapter 27, Zoning, after removing the fence height and considering the 'Gateway Sign' revisions.

Discussion ensued. Attorney Kate Harper, representing Ambler Savings Bank, stated the bank's sign is two-sided, presently stands back-to-back, and would be mounted with one sign on each frontage of the new building. She stated the limitations of development in the flood plain require the bank to take down the existing free-standing sign.

Josh Kanaplus of Glen Mawr Drive stated his concern that the draft Ordinance was a re-write of the Sign Ordinance for the bank, and noted that language changes would be effective for the entire district. He added that the Ordinance does not allow Gateway

Signage within 1000 feet of each other and that the bank request redefines the idea of what is a Gateway Sign since it is proposed the sign will be mounted on the bank building.

Solicitor Bresnan explained that the term “Gateway” implies civic content and is a concept, not a Zoning District in and of itself. He stated the proposed signs would be the same ‘faces’ of one sign.

Councilperson Tomlinson stated the bank should be allowed only one sign and that the 1000 foot provision should not be overlooked. Residents Sal Boccuti of Rosemary Avenue and Judy Baigis of Tennis Avenue concurred. Councilpersons Kenney, Zaccone, Curtis and Pasceri also concurred.

Solicitor Bresnan suggested the Council refer the proposed amendment back to the Planning Commission to reflect removal of the increase in fence height request and consider inclusion of a single Gateway Sign mounted on one side of the bank building. Kate Harper asked that advertisement of a proposed, modified amendment be concurrent with review by the Planning Commission.

4. Consider advertising for adoption an Ordinance reinstating the Zoning requirement for 300-foot notification by a property owner.
5. Consider advertising for adoption the Comprehensive Plan Update. Copies of the Update were mailed to surrounding municipalities and to the School District for a required 45-day comment period which ended September 7th.
6. Consider authorizing Solicitor Bresnan to participate in Norristown Court proceedings on a case challenging a Zoning Hearing Board decision on the proposed new Ambler Savings Bank.

Discussion ensued. Bank Attorney Kate Harper stated that the Zoning Hearing Board had granted no relief to the bank on the issue of parking and that relief was granted for a building height of 51 ½ feet, with the Ordinance allowing for exceptions up to 70 feet.

Approved at Committee Meeting:

1. Council authorized purchase of the former Mattison Avenue Elementary School facility from the Wissahickon School District. Seconded. 7-Aye; 2-Nay (Mr. Kenney, Ms. Tomlinson). Carried.

In other business the following was reviewed this evening:

1. The Borough Engineer’s 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. An amendment to the Transit-Oriented District (TOD) was received and a new draft, as requested, will be forthcoming.
4. Once an amending TOD Ordinance is passed, Council will consider Preliminary/Final approval and granting of Conditional Use to the proposed Ambler Crossing Project on South Chestnut Street, involving the building of 115 new apartment units. Approval will also be subject to satisfying the engineer's recommendations. 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.

In other business the following was reviewed this evening:

1. The vacant Operator 1 position in the WWTP has been posted.

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

[Mrs. Strus was not present to vote on this evening's recommendations]

Public Safety Committee – The Committee recommends and Mr. Curtis moves:

Authorization to purchase Global Positioning System for approximately 18 Borough-owned vehicles at a cost of \$38.00 per vehicle. Seconded. Carried.

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

Consider authorization of an improvements package for Locust Street Park to include equipment installation and resurfacing at a cost of \$18,851.85. Seconded. Carried.

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

Recommendation to award the contract for the Plant Utility Line Replacement Project to Heisey Mechanical Ltd. for their low bid quote of \$37,492.00. Seconded. Carried.

Recommendation to award a 5-year contract, reflecting a 5 percent increase, to M.J. Reider Associates, Inc. for Plant Sampling & Analysis service. Seconded. Carried.

Recommendation a 3-year payment term purchase of a 2014 F-550 Dump Truck and body at a three-year total purchase price of \$50,775.00. Seconded. Carried.

Recommend awarding Water Dept. SCADA Engineering and Upgrade contract to Allied Control Service at a contract price of \$172,400.00, with award determination considering contract price, responsiveness to service and site visit. Seconded. Carried.

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

Consideration that **August 2013** invoices in the amount of **\$1,305,289.45** be paid. Seconded. Carried.

Consider granting approval of Preliminary/Final Land Development Plans for Ambler Savings Bank subject to meeting all of the requirements set forth in the Engineer's review letters of August 7th and August 13th and the adoption of the Ordinance amending Chapter 27. Seconded. Carried.

Consider advertising for adoption and referring back to the Planning Commission an Ordinance amending Chapter 27, Zoning, after removing the fence height change and considering inclusion of a single mounted Gateway sign, mounted on one side of the bank building. Seconded. Carried.

Consider advertising for adoption an Ordinance reinstating the Zoning requirement for 300-foot notification by a property owner. Seconded. Carried.

Consider advertising for adoption the Comprehensive Plan Update. Copies of the Update were mailed to surrounding municipalities and to the School District for a required 45-day comment period which ended September 7th. Seconded. Carried.

Approved at Committee Meeting: Council authorized purchase of the former Mattison Avenue Elementary School facility from the Wissahickon School District. Seconded. 7-Aye; 2-Nay (Mr. Kenney, Ms. Tomlinson). 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