



BOROUGH OF AMBLER

COUNCIL MEETING AGENDA

September 20, 2016

7:00 p.m.

CALL TO ORDER: Mr. Sal Pasceri

PLEDGE OF ALLEGIANCE: Mayor Jeanne Sorg

ROLL CALL: Ms. Mary Aversa

MINUTES APPROVED

August 16, 2016

COMMITTEE REPORTS:

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

Public Safety Committee

The Committee Meeting was held September 6, 2016 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee members: Edward Curtis (Chair), Sharon Mc Cormick, Jonathan Sheward. Absent: Claudio Zaccone.

The Committee will make no recommendations.

The following business will be discussed.

1. The Police Department report is **attached**.
2. The Fire Department report is **attached**.
3. The Community Ambulance report is **attached**.
4. The Public Works and Code Enforcement reports were received.



WISSAHICKON FIRE COMPANY

245 E. RACE ST, AMBLER, PENNSYLVANIA 19002-4424
Station (215) 646-1266 – Office (215) 646-5592 – Fax (215) 628-3057
www.Station7.org

*Volunteers Protecting
Ambler Borough and
Lower Gwynedd
Township Since 1891*

Fire Chief Monthly Report August 2016

Total Calls: 43

16 Ambler Boro
20 Lower Gwynedd
7 Mutual Aid

Attendance to Fire Calls: 611

Attendance to Weekly Fire Schools: 186

Respectfully Submitted,

Fire Chief Phil Koller

EMERGENCY: DIAL 911
EMAIL: info@amblerambulance.org



BUSINESS: (215) 648-6517
FAX: (215) 643-5212

Excellence in Pre-Hospital Care
COMMUNITY AMBULANCE ASSOCIATION of AMBLER
1414 E. Butler Pike
P.O. Box 98
AMBLER, PENNSYLVANIA 19002

Ambler Borough Statistics – 2016

| <u>Month</u> | <u>Calls in Borough</u> | <u>Total Calls for CAAA</u> |
|--------------|-------------------------|-----------------------------|
| January | 56 | 223 |
| February | 34 | 171 |
| March | 34 | 214 |
| April | 51 | 193 |
| May | 55 | 218 |
| June | 57 | 220 |
| July | 51 | 216 |
| August | 51 | 219 |
| <hr/> | | |
| YTD Totals | 390 | 1674 |

*Serving Ambler Borough, Lower Gwynedd Township and
Portions of Upper Merion Township Since 1964*

Public Utilities Committee

The Committee Meeting was held September 6, 2016 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Sal Pasceri (Chair), Claudio Zaccone, Edward Curtis. Absent: Claudio Zaccone.

The Committee will consider the following recommendations.

1. The Bid for the Sludge Hauling and Disposal was advertised on PennBid, the bid was opened on August 16, at 10:00am. A recommendation is expected.
2. A recommendation is requested to award the Bid for the 2016 Sanitary Sewer Rehabilitation Project to Video Pipe Services for their bid of \$59,791.20. **(attached)**

The following business will be discussed.

1. The Engineer's report was received.
2. Plans for the Verizon Monopole to be placed on the Borough Hall Property were received.
3. Gilmore Associates is preparing a grant application from the DCED "PA Small Water & Sewer Projects" program for the "Wissahickon Creek Crossing" Project (to replace the water main on Butler Avenue from Chestnut Street in the Borough to the opposite side of Wissahickon Creek in Upper Dublin Twp.) A resolution authorizing application will be forthcoming.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

Via US Mail & Email

September 13, 2016

File No. 15-03058

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

Reference: Bid Review/Recommendation
2016 Sanitary Sewer Rehabilitation
Borough of Ambler

Dear Ms. Aversa;

Bids were received via PennBid on September 1, 2016 for the above referenced contract. A total of seven (7) bids were received. The bid amounts are presented on the attached "Bid Tabulation" spreadsheet.

As indicated on the tabulation, the low bidder is Video Pipe Services, Inc. Based upon our review of their documentation as well as conversations with their references, it is our judgment that Video Pipe Services has the necessary experience and qualifications to perform the work associated with this Contract. We are forwarding a copy of their bid documents for review.

Based on the above findings and contingent upon a favorable review by the Borough's Solicitor and Montgomery County Department of Housing and Community Development (MCHCD), it is our recommendation that the Borough authorize a Notice of Award to Video Pipe Services for the above referenced Contract.

Should you have any questions, please do not hesitate to call.

Regards,

John M. Solecki
Water/Wastewater Services

Enclosures: As Referenced

cc: Joseph E. Bresnan, Esquire – Dischell Bartle Dooley Law Firm (copy via email)
Terence C. McMullen, Deputy Director - MCHCD (copy via email)
Terrence McCue - MCHCD (copy via email)
Stuart L. Rosenthal, P.E., Vice President – Gilmore & Associates, Inc. (copy via email)

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

eBid eXchange Export
 Solicitation: Borough of Ambler 2016 Sanitary Sewer Rehabilitation Project
 Generated 9/01/2016 10:02:25 AM Eastern

| Item | Type | Description | Units | Qty | Video Pipe Services, Inc. | SWERP Incorporated | AM-Liner East, Inc | Mr. Rehab, Inc | National Water Main Cleaning Co. | Fast Pipe Lining East, Inc. | Aqua Infrastructure Rehabilitation Co, LLC dba Tri-State Grouting |
|--------------|------|---------------------------------------|-------|-----|---------------------------|--------------------|--------------------|----------------|----------------------------------|-----------------------------|---|
| 1 | BASE | 8" CIPP Complete Sewer Reconstruction | LF | 903 | \$ 45,511.20 | \$ 42,441.00 | \$ 58,695.00 | \$ 68,429.34 | \$ 53,277.00 | \$ 45,150.00 | \$ 55,083.00 |
| 2 | BASE | 8" CIPP Point Repair | LF | 63 | \$ 10,080.00 | \$ 17,451.00 | \$ 22,050.00 | \$ 15,750.00 | \$ 27,405.00 | \$ 34,650.00 | \$ 31,500.00 |
| 3 | BASE | 10" CIPP Point Repair | LF | 24 | \$ 4,200.00 | \$ 6,936.00 | \$ 9,000.00 | \$ 6,000.00 | \$ 11,160.00 | \$ 14,400.00 | \$ 13,200.00 |
| Total | | | | | \$ 59,791.20 | \$ 66,828.00 | \$ 89,745.00 | \$ 90,179.34 | \$ 91,842.00 | \$ 94,200.00 | \$ 99,783.00 |
| 101 | ADD | A1.Cut Lateral Protrusions | EA | 1 | \$ 400.00 | \$ 800.00 | \$ 300.00 | \$ 521.05 | \$ 1,800.00 | \$ 150.00 | \$ 100.00 |
| 102 | ADD | A2.Lateral Sealing | EA | 1 | \$ 500.00 | \$ 600.00 | \$ 1,000.00 | \$ 536.69 | \$ 550.00 | \$ 550.00 | \$ 100.00 |

Finance and Planning Committee

The Committee Meeting was held September 6, 2016 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Jonathan Sheward (Chair), Frank DeRuosi and Francine Tomlinson. Absent: Claudio Zaccone.

The Committee will consider the following recommendations.

1. That the August 2016 invoices be paid as follows:

| # | Fund | AUG 1ST RUN | AUG 2ND RUN | TOTALS |
|----|--------------------|----------------------|----------------------|----------------------|
| 1 | GENERAL | \$115,348.04 | \$ 44,031.24 | \$159,379.28 |
| 2 | STREET LGTS | \$207.51 | \$ 5,982.09 | \$6,189.60 |
| 3 | FIRE | | | \$0.00 |
| 4 | REFUSE | \$4,801.60 | \$31,572.02 | \$36,373.62 |
| 5 | PARKS & REC | \$124.15 | \$39,603.34 | \$39,727.49 |
| 6 | WATER | \$51,850.64 | \$57,639.23 | \$109,489.87 |
| 8 | SEWER | \$5,397.57 | \$129,353.49 | \$134,751.06 |
| 9 | WWTP | \$123,900.52 | \$91,552.64 | \$215,453.16 |
| 23 | DEBT FUND | | | \$0.00 |
| 30 | WATER CAPITAL | \$6,205.00 | | \$6,205.00 |
| 35 | LIQUID FUELS | \$108.00 | | \$108.00 |
| | TOTALS | \$307,943.03 | \$399,734.05 | \$707,677.08 |
| | VOID CHECKS | \$0.00 | | \$0.00 |
| | GRAND TOTAL | \$ 307,943.03 | \$ 399,734.05 | \$ 707,677.08 |

2. Authorization is requested to approve the Architectural and Engineering proposal with Philips and Associates for the Borough Hall renovations. **(attached)**

3. Attached are the Municipal Pension Obligations for the Borough Employee Pension Funds and the required Resolutions.

Recommend adopting **Resolution 2016- 11** recognizing the actuarial condition of the Borough's Police Pension Plan. **(attached)**

Recommend adopting **Resolution 2016- 12** recognizing the actuarial condition of the Borough's Municipal Employee Pension Plan. **(attached)**

Recommend adopting **Resolution 2016- 13** recognizing the actuarial condition of the Borough's Defined Contribution Municipal Employee Pension Plan. **(attached)**

The following business will be discussed.

1. The Borough Engineer's report was received.
2. A Conditional Use Hearing is scheduled for Weavers Way Food Co-Op on September 20th at 7:00pm to occupy an existing building at the former Bottom Dollar site - 217 E. Butler Avenue. **(Enclosed)**
3. **Attached** please find the detail for the Borough Bond. A vote for approval to proceed will be requested at the Committee meeting on October 4th.

DUDA ACTUARIAL CONSULTING



Philadelphia Office
500 Office Center Drive
Suite 400
Fort Washington, PA 19034
Phone: 267-513-1714
Fax: 484-636-2500

Pittsburgh Office
One Oxford Centre
301 Grant Street
Suite 4300
Pittsburgh, PA 15219
Phone: 412-255-3746
Fax: 412-255-3701

August 8, 2016

Ms. Gail Gordon
Finance Director
Borough of Ambler
122 East Butler Avenue
Ambler, PA 19002-4476

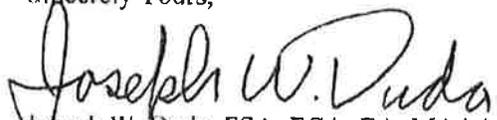
RE: Borough of Ambler Police and Municipal Employees' Pension Plans
2017 Minimum Municipal Obligations

Dear Gail:

As requested, we have completed the calculation of the 2017 Minimum Municipal Obligations for the Borough of Ambler Municipal Employees' (Defined Benefit and Defined Contribution) and Police Pension Plans. These calculations are based on the January 1, 2013 Actuarial Valuations and reflect a 3% of pay municipal employees' contribution in the Defined Benefit plan and no contributions from the police. Please keep in mind that these documents must be submitted to the governing body by September 30, 2016 (although revisions may be made up to the time the budget is finalized).

Should you have any questions or require any additional information, please feel free to contact us.

Sincerely Yours,


Joseph W. Duda, FSA, FCA, EA, MAAA
President

Enclosures

RECEIVED
AUG 11 2016
AMBLER BOARD

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2017**

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

| | POLICE PENSION PLAN |
|---|---------------------------|
| 1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2016) | 994,540 |
| 2. NORMAL COST PERCENTAGE (Derived from latest actuarial valuation 1/1/15) | 19.62% |
| 3. TOTAL NORMAL COST (Item 1 times Item 2) | 195,129 |
| 4. TOTAL AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation 1/1/15) | 0 |
| 5. TOTAL ADMINISTRATIVE EXPENSES (Derived from latest actuarial valuation 1/1/15) | 16,431 |
| 6. TOTAL FINANCIAL REQUIREMENT (Item 3 +Item 4 + Item 5) | 211,560 |
| 7. TOTAL MEMBER CONTRIBUTIONS | 0 |
| 8. FUNDING ADJUSTMENT (Derived from latest actuarial valuation 1/1/15) | 201,245 |
| 9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero) | 0 |

* A review of the plan's funded status indicates that as of January 1, 2015, the plan's Actuarial Value of Assets exceeds the Present Value of Benefits. According to Section 302 (b) (1) of Act 205 of 1984, the Plan is considered to be fully funded and no contributions are required to be made to the Plan for the 2017 year. Therefore, based on the above information, the 2016 Minimum Municipal Obligation to be included in the 2017 budget is \$0.

Signature of Chief Administrative Officer

Date Certified to Governing Body

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PA**

RESOLUTION 2016-11

WHEREAS, the Borough of Ambler maintains a pension plan for the benefit of its police employees, and

WHEREAS, pursuant to Ordinance, the Borough has established a supplemental plan for police contributions and does not require contributions directly into the plan when, in the opinion of the actuary, the plan is sufficiently in excess of the amount required to maintain the actuarial soundness of the plan, and

WHEREAS, based on the current condition of the plan in the opinion of the plan actuary, Joseph W. Duda, no additional funding of the plan is required for the calendar year 2017, and

WHEREAS, the Borough of Ambler is required to pass a resolution recognizing the Minimum Municipal Obligation (MMO) to ensure the actuarial soundness of the plan for each year in which it shall not require funding by the members.

NOW THEREFORE, be it resolved this ____ day of September, 2016 that for the foregoing reasons the Borough of Ambler shall not require that the members of the police pension make contributions to the plan, and that any contributions made by them shall be made into a supplemental plan and that the Borough of Ambler has no minimum municipal obligation for the calendar year 2017.

SO RESOLVED:

Salvatore Pasceri, Council President

Mary Aversa, Borough Manager

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2017**

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

| | MUNICIPAL EMPLOYEES' PENSION PLAN |
|---|--|
| 1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2016) | 1,323,673 |
| 2. NORMAL COST PERCENTAGE (Derived from latest actuarial valuation 1/1/15) | 7.89% |
| 3. TOTAL NORMAL COST (Item 1 times Item 2) | 104,438 |
| 4. TOTAL AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation 1/1/15) | 0 |
| 5. TOTAL ADMINISTRATIVE EXPENSES (Derived from latest actuarial valuation 1/1/15) | 8,855 |
| 6. TOTAL FINANCIAL REQUIREMENT (Item 3 +Item 4 + Item 5) | 113,293 |
| 7. TOTAL MEMBER CONTRIBUTIONS | 39,710 |
| 8. FUNDING ADJUSTMENT (Derived from latest actuarial valuation 1/1/15) | 78,874 |
| 9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero) | 0 |

*A funding adjustment exists only if the assets exceed accrued liability as reported in the latest actuarial valuation and is determined pursuant to Section 302 (C) of Act 205 of 1984.

Signature of Chief Administrative Officer

Date Certified to Governing Body

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PA**

RESOLUTION 2016-12

WHEREAS, the Borough of Ambler maintains a pension plan for the benefit of its municipal employees, and

WHEREAS, based on the current condition of the plan in the opinion of the plan actuary, Joseph W. Duda, a three percent (3%) of pay municipal funding is required for the calendar year 2017, and

WHEREAS, the Borough of Ambler is required to pass a resolution recognizing the actuarial condition of the plan each year and acknowledging the Minimum Municipal Obligation for 2017.

NOW THEREFORE, be it resolved this _____ day of September, 2016 that the Borough of Ambler has a three percent (3%) of pay municipal employees' contribution for the calendar year of 2017.

SO RESOLVED:

Salvatore Pasceri, Council President

Mary Aversa, Borough Manager

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2017**

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

| | NON UNIFORMED DC PLAN |
|---|--------------------------------|
| 1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2016) | 547,069 |
| 2. NORMAL COST PERCENTAGE * | 6.2329% |
| 3. TOTAL NORMAL COST (Item 1 times Item 2) | 34,098 |
| 4. TOTAL AMORTIZATION REQUIREMENT | 0 |
| 5. TOTAL ADMINISTRATIVE EXPENSES | 0 |
| 6. TOTAL FINANCIAL REQUIREMENT (Item 3 + Item 4 + Item 5) | 34,098 |
| 7. TOTAL MEMBER CONTRIBUTIONS | 0 |
| 8. FUNDING ADJUSTMENT | 0 |
| 9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero) | 34,098 |

* 8% for those employees whom contribute 5%. If they contribute 3%, then normal cost percentage is 4%.

Signature of Chief Administrative Officer

Date Certified to Governing Body

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PA**

RESOLUTION 2016-13

WHEREAS, the Borough of Ambler maintains a deferred compensation pension plan for the benefit of its municipal employees, and

WHEREAS, the Borough of Ambler is required to pass a resolution recognizing the actuarial condition of the plan each year and acknowledging the Minimum Municipal Obligation for 2017.

NOW THEREFORE, be it resolved this _____ day of September, 2016 that the Borough of Ambler has a four to eight percent (4-8%) of pay municipal employees' contribution for the calendar year of 2017.

SO RESOLVED:

Salvatore Pasceri, Council President

Mary Aversa, Borough Manager

Borough Of Ambler

131 EAST BUTLER AVENUE
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.ambler.pa.us



Memorandum

To: Ambler Borough Council
Mary Aversa, Borough Manager

From: Glenn Kucher, Code Enforcement Officer

Date: September 1, 2016

Re: Conditional Use Application - Weavers Way Food CO-OP – 217 E. Butler Avenue

Weavers Way Food Co-op has submitted a conditional use application to occupy the former Bottom Dollar site at 217 E. Butler Avenue. Ordinance 1086 of 2015 requires that permitted uses conducted from a building of 8,000 square feet or more in a DC – Downtown Commercial District obtain conditional use approval. The former Bottom Dollar site is over 16,000 square feet.

The applicant although proposing a grocery store like Bottom Dollar has added an additional area for prepared foods and cooking, along with limited on-site dining, outside of the original Bottom Dollar use. Therefore, it has been established that this change of the original use would trigger loss of the previous grandfathered status and a conditional use would be required.

The Borough Planning Commission and Montgomery County Planning Commission recommended approval for the application. The Borough has 60 days to hold a hearing for the application. A hearing has been advertised and scheduled for the September 20, 2016 Borough Council meeting.

Feel free to contact me with any questions or comments. Thank you for your input and assistance with this matter.

APPLICATION FOR SUBDIVISION &
LAND DEVELOPMENT REVIEW
BOROUGH OF AMBLER
131 Rosemary Avenue
Ambler, PA 19002
(215) 646-1000
FAX (215) 641-1355



Development Name: WEAVERS WAY FOOD CO-OP

Site Location: 217 E BUTLER AVENUE AMBLER PA 19002

Legal Property Owner Name: PETER COLLINS INC. D/B/A PETER COLLINS REALTY & KELLYS

Address: 1232 HORSHAM ROAD AMBLER PA 19002

Phone: 215-646-7215 Fax: _____

E-Mail Address: PSATT39@GMAIL.COM

Contact Person (to whom all correspondence will be sent):

Name: JON ROESSER WEAVERS WAY GENERAL MANAGER

Address: 559 CARPENTER LANE PHILADELPHIA PA 19119

Phone: 215-843-2350 Fax: _____

E-Mail Address: JROESSER@WEAVERSWAY.COOP

Interest of applicant is: () Owner () Equitable Owner (x) Other-explain _____

SUB-TENANT OF ALDI-US

Zoning Information:

District DOWNTOWN COMMERCIAL

Tax Parcel Number 01-00 5 PARCELS: 00661002, 00661013, 00661004, 00658007, 00664001

Block B042 Unit S U047, 022, 015, 016, 014

Permitted Density N/A

Total Area 16,000 SQUARE FEET

Type of Review Requested:

Subdivision Plan Land Development Conditional Use Amendment

Type of Plan:

Sketch Preliminary Final

Type of Submission:

New Proposal Revised Prior Submission

Statement of Intent: WEAVERS WAY FOOD CO-OP PROPOSES TO RE-OPEN THE FORMER
BOTTOM DOLLAR STORE (NOW RENTED BY ALDI-US) AS A
MEMBER-OWNED FULL-SERVICE GROCERY STORE.

Land Use/Proposed Number of Lots/Units Intended Use(s):

- Residential _____
- Commercial _____
- Industrial _____
- Office _____
- Other _____

Please complete the following items which are applicable to your project:

Attorney's Name: MARK HARRIS, ESQ., KRAUT HARRIS, P.C.

Address: 5 VALLEY SQUARE SUITE 120

Phone: 215-542-4900 Fax: 215-542-0199

E-Mail: MHARRIS@KRAUTHARRIS.COM

Engineer's Name: N/A

Address: _____

Phone: _____ Fax: _____

E-Mail: _____

I certify that the plans submitted comply with the requirements of Chapter 22 of the Ambler Borough Code of Ordinances.

Plan submitted by: JON ROESSER (please print)

Applicant's Signature:  Jon Roesser, CM

Application Fee: \$ 500.00 Attached Under separate cover

Escrow Amount: \$ _____ Attached Under separate cover

Ambler Borough Fee Schedule (non-refundable)
Checks should be made payable to "Ambler Borough"

RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans \$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans \$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

NON-RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans \$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans \$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

ESCROW FUND: Established based on the following calculations

Minor Subdivisions/Land Development (4 lots or fewer) AT COST
Major Subdivisions/Land Development (5 lots or greater) AT COST

CONDITIONAL USE HEARING (Council):

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.ambler.pa.us



August 23, 2016

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

Re: Conditional Use Hearing Needed
For Proposed Member-Owned
Full-Service Weaver Way Grocery Store
217 E. Butler Avenue

Dear Mrs. Aversa:

Please be advised that the Ambler Borough Planning Commission at its August 23, 2016, meeting voted unanimously to recommend to Council that a Conditional Use Hearing be scheduled for the application of Weaver Way Food Co-op to open a member-owned, full-service grocery store at 271 E. Butler Avenue, the site of the former Bottom Dollar food store.

If you have any questions, please feel free to contact our Chairman, Robert Lagreca.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
JOSH SHAPIRO, CHAIR
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 1, 2016

Mr. Glenn Kucher, Code Enforcement Officer
Borough of Ambler
131 Rosemary Avenue
Ambler, Pennsylvania 19002

Re: MCPC #11-0169-003
Plan Name: Weavers Way Food Co-Op
Situate: Butler Avenue (N) / Race Street (S, W)
Borough of Ambler

Dear Mr. Kucher:

We have reviewed the above-referenced conditional use application as you requested on August 22, 2016. We forward this letter as a report of our review.

BACKGROUND

The applicant, Weavers Way Food Co-Op, has submitted a conditional use application to occupy an existing building at 217 E. Butler Avenue, within the DC Downtown Commercial zoning district. **§27-2803** requires that permitted uses be conducted from structures of 8,000 square feet or less, unless by conditional use approval. The existing structure comprises 16,869 square feet and is therefore subject to the conditional use standards cited in **§27-2805**.

Weavers Way Food Co-Op is partnering with the Ambler Food Co-op to propose a new Weavers Way food cooperative market in an existing building previously occupied by a Bottom Dollar Food grocery store. The applicant has stated that there are no plans to alter the site in any way and there will be no changes to the parking lot or parking spaces, sidewalks, loading dock area, or area of refuse. The building's façade will be updated and will be consistent with the existing appearance of the Downtown Commercial district in accordance with **§27-2805.1**.



COMPREHENSIVE PLAN COMPLIANCE

We find the proposal associated with this conditional use application to be generally compliant with the county comprehensive plan, *Montco 2040: A Shared Vision*. In particular, we feel that the proposal furthers the following specific *Montco 2040* goal:

Provide more opportunities for residents to exercise and have healthy lifestyles. The proposed food co-op will not only bring a full-scale grocery store into the Borough where none currently exists, but Weavers Way is also a strong advocate of local food systems, sustainable agricultural practices, and healthy lifestyles.

The proposal is also generally compliant with the goals stated in the *Ambler Borough Comprehensive Plan (2001)* and in the Borough's *Comprehensive Plan Update (2013)*, particularly those related to economic development and revitalization.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports conditional use approval without comment as we have found it to be generally consistent with the Montgomery County and Ambler Borough comprehensive plans and economic revitalization objectives.

We wish to note the significance of the proposed Weavers Way Food Co-Op for Ambler and its residents. The Borough currently lacks a full-service food retailer and it appears that the nearest grocery stores are more than 3.5 miles outside of the Borough, roughly. The Bottom Dollar Food which previously occupied the subject building did help address some of the need for a grocery store; however, it was a discount grocery outlet with limited product availability, and we predict that a Weavers Way Food Co-Op will likely meet demand more effectively. We also feel that a shared emphasis on both conventional and local and/or organic food items will support healthy lifestyles while providing a range of options, and will be complementary to the diverse shopping needs of Ambler residents.

CONCLUSION

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,

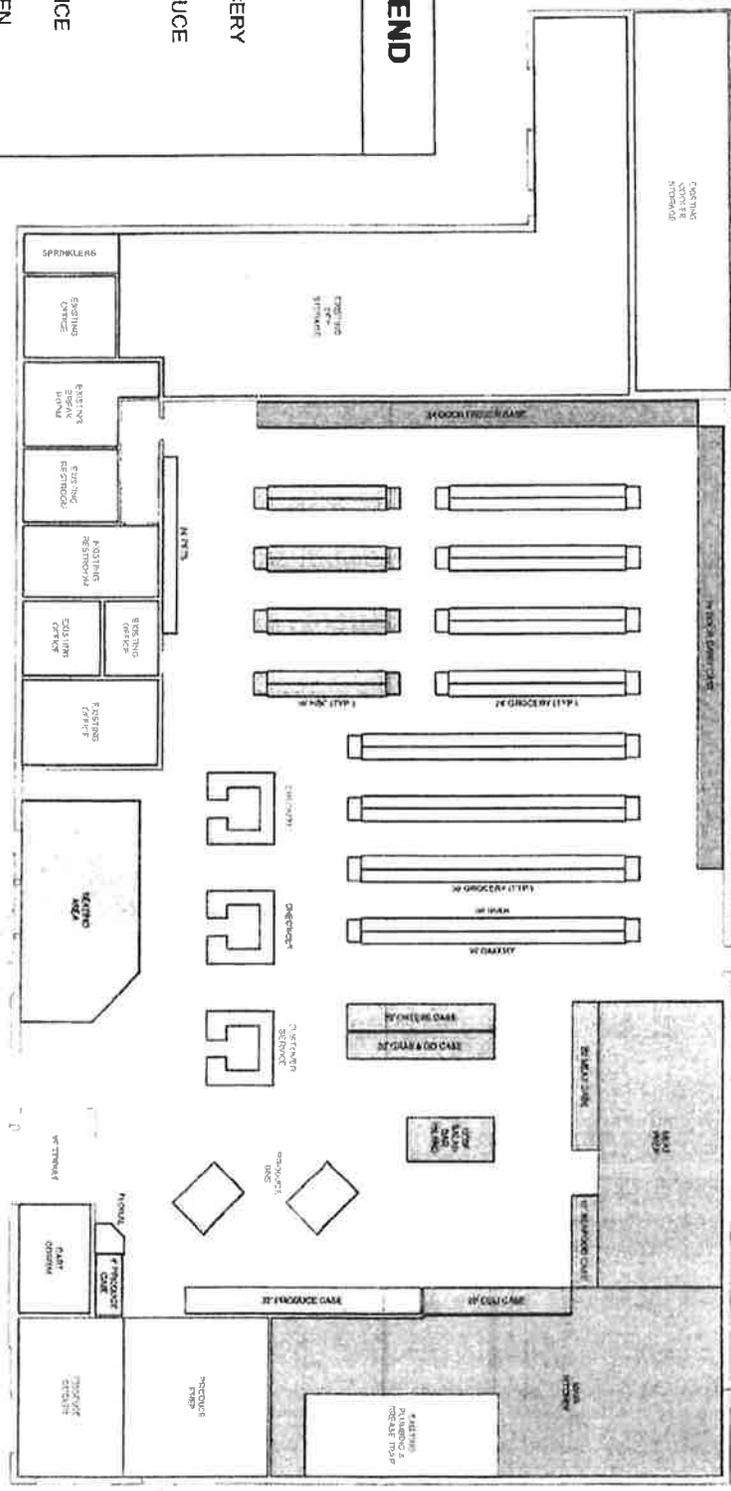


Lauren Van Dyk, Community Planner
lvandyk@montcopa.org - 610-278-3749

- c: Jon Roesser, Applicant, Weavers Way Food Co-Op
Mark Harris, Esq., Applicant's Representative, Kraut Harris, PC
Robert LeGreca, Chrm., Borough Planning Commission
Joseph Bresnan, Esq., Borough Solicitor

-  BULK
-  GROCERY
-  PRODUCE
-  HBC
-  SERVICE
-  FROZEN
-  DAIRY
-  DELI
-  MEAT / SEAFOOD
-  GENERAL

LEGEND



Parks and Recreation Committee

The Committee Meeting was held September 6, 2016 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Frank DeRuosi (Chair), Nancy Deininger and Sara Hertz. Absent: Claudio Zaccone.

The Committee will make no recommendations.

The following business will be discussed.

1. Pricing and terms for rental of the Borough Gym were received, comments or suggestions are requested
2. The new soccer nets were installed at Riccardi Park. Two waste disposal stations were ordered for Borough Park.
3. Mr. David Morgan spoke to Borough Council regarding shade trees in the borough and possible grant opportunities.
4. The Committee is researching mobile free libraries to be placed around town.

Salary & Personnel Committee

The Committee Meeting was held September 6, 2016 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Claudio Zaccone (Chair), Edward Curtis , Frank De Ruosi and Nancy Deininger. Absent: Claudio Zaccone.

The Committee will make no recommendations.

The following business will be discussed.

1. The **attached** resumes were received for consideration in appointment to the Human Relations Commission.

Approved at Committee Meeting

1. Mr. Ryan Kennedy was appointed to the vacant Zoning Hearing Board seat and Mr. Robert Foster was appointed to the alternate position.

Recommendations

Public Safety Committee

Parks and Recreation

Public Utilities Committee

The Bid for the Sludge Hauling and Disposal was advertised on PennBid, a recommendation is expected.

A recommendation is requested to award the Bid for the 2016 Sanitary Sewer Rehabilitation Project to Video Pipe Services for their bid of \$59,791.20.

Finance and Planning Committee

Recommend the August 2016 invoices be paid in the amount of **\$ 707,677.08**.

Authorization is requested to approve the Architectural and Engineering proposal with Philips and Associates for the Borough Hall renovations.

Recommend adopting **Resolution 2016- 11** recognizing the actuarial condition of the Borough's Police Pension Plan.

Recommend adopting **Resolution 2016- 12** recognizing the actuarial condition of the Borough's Municipal Employee Pension Plan.

Recommend adopting **Resolution 2016- 13** recognizing the actuarial condition of the Borough's Defined Contribution Municipal Employee Pension Plan.

Salary and Personnel Committee

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