



BOROUGH OF AMBLER

COUNCIL MEETING AGENDA

March 19, 2019

7:00 p.m.

CALL TO ORDER: Mr. Frank DeRuosi

PLEDGE OF ALLEGIANCE: Mayor Jeanne Sorg

ROLL CALL: Ms. Mary Aversa

Minutes for Consideration:

February 19, 2019

COMMITTEE REPORTS:

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

Public Safety Committee

The Committee meeting was held March 5, 2019 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee members: Claudio Zaccone (Chair), Nancy Deininger and Glynnis Siskind.

The Committee will consider no recommendations this evening.

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 the Code Enforcement reports were received.
5. 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.

Elizabeth Russell

From: Jay Leadbeater <jleadbeater@clxlogistics.com>
Sent: Friday, March 08, 2019 8:48 AM
To: Mary Aversa; Elizabeth Russell
Subject: WFC Chief's report - February, 2019

To All; My February Chief's report.



Wissahickon Fire Company Fire Chief Report Year 2019 (59 days)

Type of Call	Jan-19	Feb-19	Total	%
Accident Standby	4	1	5	5%
AFA Actual	8	13	21	23%
AFA False	10	9	19	21%
Brush	1		1	1%
Building Investigation		3	3	3%
Commercial Bldg	4	1	5	5%
Fast Team Assist	1	1	2	2%
Gas Odor Inside	2	1	3	3%
Gas Odor Outside	2		2	2%
LDH Strike Team	1		1	1%
Non Comm Bldg	4		4	4%
Officer Investigation	4		4	4%
Smoke in Area	1	1	2	2%
Standby	2	1	3	3%
Traffic Unit assist	1	3	4	4%
Vehicle Fire	1		1	1%
Vehicle Rescue	3	1	4	4%

Wires	4	3		7	8%
TOTAL	53	38		91	

Township	Jan-19	Feb-19		Total	%
Ambler	23	12		35	38%
Conshohocken		1		1	1%
Hatfield		1		1	1%
Horsham	1	1		2	2%
Lower Gwynedd	17	19		36	40%
Lower Providence	1			1	1%
Montgomery	2			2	2%
North Wales	1			1	1%
Plymouth	2			2	2%
Upper Dublin	3	1		4	4%
Whitemarsh	2	1		3	3%
Whitpain	1	2		3	3%
TOTAL	53	38		91	

Day of the week	Jan-19	Feb-19		Total	%
Monday	7	9		16	18%
Tuesday	8	3		11	12%
Wednesday	6	3		9	10%
Thursday	9	8		17	19%
Friday	8	5		13	14%
Saturday	10	6		16	18%
Sunday	5	4		9	10%

TOTAL	53	38	91
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Attendance	Jan-19	Feb-19	Total	%
Day Calls (M to F 6AM to 6PM)	29	19	48	
Attendance at Day Calls	394	222	616	51%
Average	13.6	11.7	12.8	
Night & Weekend Calls	24	19	43	
Attendance at N & W Calls	374	227	601	49%
Average	15.6	11.9	14.0	
Total Calls	53	38	91	
Total Attendance	768	449	1217	100%
Average	14.5	11.8	13.4	

Thanks,

Jay Leadbeater
 Fire Chief – WFC
 215/828-1633

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**COMMUNITY
AMBULANCE
ASSOCIATION**

P.O. Box 98
Ambler, PA 19002
215-643-6517

Federal Tax #23-6288530

Medicare Provider #CO-281-326

Ambler Borough Statistics – 2019

<u>Month</u>	<u>Calls in Borough</u>	<u>Total Calls for CAAA</u>
January	65	412
February	58	402
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
<hr/>		
YTD Totals	123	814

Public Utilities Committee

The Committee meeting was held March 5, 2019 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Glynnis Siskind (Chair), Sal Pasceri, Claudio Zaccone and Francine Tomlinson.

The Committee will consider the following recommendations.

1. Authorization is requested to approve the tower lease on the Water Tank at Skippack and Butler Pikes in Whitemarsh. **(Attached)**
2. 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.
3. 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.

The following business will be discussed.

1. The WWTP Engineer's report was received.
2. Council's PUC Committee members and staff met with our Harrisburg Attorney and our Borough Solicitor to discuss operations options and the logistics of forming a Water Authority. The Solicitor is preparing a notice of action.
3. 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.
4. The Water Department has conducted voluntary water testing for PFAS and we are awaiting lab results.

Finance and Planning Committee

The Committee meeting was held March 5, 2019 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Francine Tomlinson (Chair), Nellie Di Pietro and Erin McKenna Endicott.

The Committee will consider the following recommendation.

1. That the February 2019 invoices be paid as follows:

#	Fund	FEB 1st Run	FEB 2ND RUN	TOTALS
1	GENERAL	\$102,080.77	\$ 62,686.03	\$164,766.80
2	STREET LGTS	\$1,168.60	\$3,878.21	\$5,046.81
3	FIRE			\$0.00
4	REFUSE	\$27,260.88	\$3,652.54	\$30,913.42
5	PARKS & REC		\$1,961.23	\$1,961.23
6	WATER	\$336,478.48	\$64,928.67	\$401,407.15
8	SEWER	\$4,666.78	\$135,361.89	\$140,028.67
9	WWTP	\$260,090.34	\$63,677.47	\$323,767.81
23	DEBT FUND			\$0.00
30	WATER CAPITAL			\$0.00
35	LIQUID FUELS	\$2,182.89	\$ 4,528.31	\$6,711.20
TOTALS		\$733,928.74	\$340,674.35	\$1,074,603.09
VOID CHECKS				\$0.00
GRAND TOTAL		\$ 733,928.74	\$ 340,674.35	\$1,074,603.09

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. **READY FOR 100**

Attached is a Resolution 2019-03 for consideration in the Ready For 100, renewable energy initiative.

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

Attached are all the associated reviews and information for the Zaccone 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 – Zaccone Motors (Borough Planning Commission recommendation, Borough Engineer review, Zoning Hearing Board notice of decision, and Montgomery County review letters. (**attached**))

Approved at Committee Meeting

LED STREET LIGHTING

Resolution 2019-02 authorizing participation in the LED Street Light Conversion project was adopted. 9-aye

The following business will be discussed.

1. The Borough Engineer's report was received.
2. Sample ordinance language was given to the Borough Planning Commission to review and recommend language to address green improvement options when replacing Borough sidewalks or driveways and the like. See **attached** memo from the Commission.

RESOLUTION NO. 2019-03

Ambler Borough, Pennsylvania Ready for 100 Renewable Energy Resolution

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 Borough facility lighting and traffic signals to light-emitting diodes (LEDs), resulting in reduced energy usage and costs
- 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 for Borough facilities
- Submitting grant applications for electric vehicles and solar panels;

WHEREAS: Ambler Borough's Government has publicly resolved to make renewable 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 where possible to transitioning the Ambler Borough vehicle fleet to 100% renewable energy sources by 2030;

- 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, Bridgeport, and Whitemarsh 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.

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



Development Name: Zacccone Motors

Site Location: 171 Rosemary Ave. Ambler PA 19002

Legal Property Owner Name: Claudio Zacccone + Angela Zacccone

Address: 140 Reiff Mill Rd. Ambler PA 19002

Phone: 215-778-6930 Fax: 215-643-2737

E-Mail Address: Claudioz@verizon.net

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

Name: Claudio Zacccone

Address: 175 Rosemary Ave. Ambler PA 19002

Phone: 215-643-6520 Fax: 215-643-2737

E-Mail Address: zaccconemotors@gmail.com

Interest of applicant is: Owner Equitable Owner Other-explain _____

Zoning Information:

District R2

Tax Parcel Number 01-00-04402-00-7

Block 11 Unit 19

Permitted Density _____

Total Area 7500

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: Build a garage in order to free up parking

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: N/A

Address: _____

Phone: _____ Fax: _____

E-Mail: _____

Engineer's Name: _____

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: Woodrow & Associates Inc. (please print)

Applicant's Signature: [Signature]

Application Fee: \$ _____ 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):

Residential \$500.00; Non-Residential \$1000.00 plus costs.

BLUMBERG & RATH

25 East Butler Avenue, Ambler, PA 19002
Telephone (215) 628-8823 FAX (215) 628-8824

February 13, 2019

Claudio Zaccone
175 Rosemary Avenue
Ambler, PA 19002

**VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED**

**Re: Zoning Hearing Board Notice
Property Address: 175 Rosemary Avenue and 171 Rosemary Avenue
Notice of Decision**

Dear Mr. Zaccone:

Please be advised that at its February 12, 2019 hearing, the Borough of Ambler Zoning Hearing Board (the "Board") deliberated the relief requested in your Amended Zoning Application and granted a Variance to Section 27-803 of the Borough of Ambler Zoning Ordinance to allow a maximum building coverage of fifty percent (50%) at the subject properties, subject to all use and development conforming:

1. to the terms of the Applicant's Amended Zoning Application; and,
2. with all testimony offered at the Hearing(s); and,
3. with all exhibits submitted by Applicant or on Applicant's behalf; and,
4. with the following conditions imposed by the board (if the below conditions are inconsistent with the Applicant's Amended Zoning Application, and/or testimony or exhibits presented, the below conditions shall take precedence):
 - (a) there will be no chain link fence on property boundary along Willow Alley;
 - (b) the Proposed Building:
 - i. will have no second floor; and,
 - ii. will not be used for: motor vehicle repair, motor vehicle body work, or motor vehicle painting; and,
 - (c) if the Applicant cannot provide the required amount of parking spots on the exterior of the buildings, he will dedicate parking on the inside of the proposed building to provide the required number of spots.

The Board will issue its *Findings of Fact, Discussion, Conclusions and Order of the Board* within the time limits set forth in Section 908 (9) of the Pennsylvania Municipalities Planning Code.

Be advised, the decisions of the Board as set forth herein are subject to a 30 day appeal period which begins from the date of mailing of the decision, February 13, 2019.

Claudio Zaccone

Re: Application to the Borough of Ambler
Zoning Hearing Board

February 13, 2019

Page 2 of 2

Please feel free to contact me if you have any questions.

Respectfully,



Gerald E. Rath, III, Solicitor
Borough of Ambler Zoning Hearing Board
GER:tim

cc: Zoning Hearing Board Members
Christen G. Pionzio, Esquire
Glenn Kucher, Code Enforcement Officer
Mary Aversa, Borough Manager
Salvatore Boccuti
Tom Letizio
Charles Moore
Vince Bevivino
Dan Bern
Anna Lee Lipinski
Eileen Elliot
Anna Christoff Oshman
Katelyn Hastings
Brook Marshall
Annalena Santiago



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.

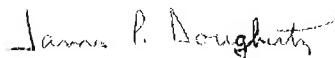
GENERAL

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 19404-0311
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: Zaccone Motors Garage
(2 lots comprising 0.38 acres)
Situates: 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, Zaccone 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 'J. Detwiler', with a long horizontal flourish extending to the right.

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

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 and Recreation Committee

The Committee meeting was held March 5, 2019 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Sara Hertz (Chair), Nancy Deininger and Erin McKenna Endicott.

The Committee will consider the following recommendation.

1. 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.

The following business will be discussed.

1. The Committee is scheduling a training session on cycling safety on March 30, for ages 10-15.
2. 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 date is as follows.
Ambler Earth Fest- 10:00AM- 2:00PM.
Saturday April 13 - 10am at Ambler Borough Hall
3. A meeting was held to discuss the Friends of Parks program on Monday 3/18 at 6:30 at Borough Hall.

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2019-01

**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.

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

HEREBY encourages local merchants, businesses and residents to reduce the distribution and use of single use plastics and EPS.

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

Salary & Personnel Committee

The Committee meeting was held March 5, 2019 at 7:00 p.m. in Borough Council Chambers located at 131 Rosemary Avenue. Committee Members: Nancy Deininger (Chair), Sal Pasceri, Claudio Zaccone and Nellie Di Pietro.

The Committee will consider the following recommendations.

1. The Committee will review a Social Media Policy and Code of Conduct Policy and make a recommendation for adoption. **(attached)**
2. The Civil Service Commission made revisions to the rules which are recommended for adoption by Borough Council. **(attached)**

The following business will be discussed.

1. Interviews were held for the Vacant Public Works Assistant Supervisor position, a recommendation is requested. Resumes will be requested for the soon to be vacant highway laborer position.
2. An executive session is needed.

Recommendations

Public Utilities Committee

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

A recommendation to award the EPS-4 rebuild to Derstine for the low bid of \$102,000.00.

Authorization is requested to contract with Paone Electric LLC for regular monthly electrical control and instrumentation maintenance at the low service quote of \$8,112 annually.

Finance and Planning Committee

Recommendation that the February 2019 invoices be paid in the amount of **\$1,074,603.09**.

The Committee will vote on parking upgrades for 2019.

- 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

A recommendation is requested to adopt Resolution 2019-03 for participation in the Ready For 100, renewable energy initiative.

Preliminary / Final Land Development approval is requested to consolidate two abutting parcels and construct a new storage building at 171 Rosemary Avenue – Zaccone Motors .

Parks & Recreation Committee

Consider adoption of Resolution 2019-1 on single use plastics.

Salary & Personnel Committee

Consider adoption of a Code of Conduct-Social Media Policy.

A recommendation is requested to adopt the revised Civil Service Commission Rules.

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 Comment section of the meeting. It is requested that you state your name and address. 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