



## **BOROUGH OF AMBLER COMMITTEE MEETING**

**All matters that are deliberated could result in a vote  
to take official action.**

**October 1, 2024  
7:00PM**

An executive session is scheduled at 6:45 for a personnel issue.

**Finance and Planning Committee**

October 1, 2024

Elizabeth Iovine - Chair

Karen Sheedy

Lisa Auerbach

**NEW BUSINESS**

1. **BOROUGH ENGINEER'S REPORT**

The Borough Engineer's report is **attached**.

2. **FARMERS MARKET**

The plans for the 2025 Farmers' Market Management are being discussed. An update will be provided at the meeting.

3. **ZONING ORDINANCE LANGUAGE**

The Planning Commission request's permission to explore incorporating revisions similar to the recent Transit Oriented Development Ordinance in the Downtown Commercial and Commercial districts including aesthetics, architectural elements, and reduction of maximum height in Downtown Commercial and Commercial Zoning Districts. **(attached)**

# AMBLER BOROUGH

Project No.	Project Name	Status
<b>Borough Engineer</b>		
2003-0122-01	Ambler - NPDES MS4 Permit	Current Permit expires 3/15/2025. 2022 Annual Status Report submitted to PADEP 9/30/23. Next Annual Status Report due 9/30/24 for period 7/1/23 thru 6/30/24. PADEP review of TMDL/PRP received 5/28/21. Preparation of response underway. Updated map submitted to PADEP on 3/14/24. Sediment loading calculations to be prepared.
2006-08054	Pedestrian Sidewalk Upgrade Program	Construction underway and anticipated to be completed late October.
2013-02020	Ambler Crossings	Construction underway. Review of amended Village Green provided 4/22/22. Escrow release #2 for Phase 2 provided 8/31/23. Project status update provided to Borough May 15, 2024.
2014-12015	St. Mary's Villa Residential Redevelopment.- TIS	UDT provided Bethlehem/Lindenwold signal concept plans for review on 7/2/21 and were discussed with UDT on 7/22/21. UDT & Ambler coordinating with owner of 98 S Bethlehem & 359 Lindenwold.
2020-07089	90 W. Butler Ave	Construction complete. SOM 6/3/2022. EOM 12/2/2023. EOM punch list provided 11/29/23. Maintenance period extended to Spring 2024 to replace shrubs.
2021-01010.02	Tannery Run Repairs - 33 - 57 E Butler Ave	Borough coordination with property owners underway. Preparation of construction plans and specifications underway. Preparation of PADEP General Permit for stream encroachment underway.
2021-03028	Lakeview Development 5-9 N. Maple Ave.	Council granted conditional use at the 7/18/23 meeting and preliminary/final land development at the 8/15/23 meeting. Review of revised plans provided 11/16/2023.
2021-04048	Edgewood Dr - PA Small Water & Sewer Program Grant Implementation	Construction and punch list completed. Final payment request submitted 1/25/2024. SOM 12/31/2023. EOM 6/30/2025
2022-05006	25 N Ridge - Colony Club LD Review	Council granted conditional approval at 8/23/22 meeting. Building construction underway. Record plans signed 9/19/23.
2022-05007	24 & 26 N Ridge - John's Court	Council granted conditional approval at 4/18/23 meeting. Record plans signed 9/19/23.
2023-03002	Court at Ambler Station (Ambler Station I, LLC)	Sketch Plan review provided 4/20/23 and discussed at 4/25/23 PC meeting. Revised sketch plan review provided 11/20/23 and discussed at the 11/28/23 PC meeting.
2024-00261	LSA (Gaming) Program - Pedestrian Improvements	Gaming Local Share Account (LSA) - Statewide Grant - \$899,717 for pedestrian improvements along East Mount Pleasant Ave and Hendricks Street, including 51 ADA compliant curb ramps. Kickoff mtg held with Borough Staff 7/23/24. Design underway.
2024-00525	Ambler 2024 Paving	Awarded to Gorecon at 7/16/24 Council mtg. Contracts received and under review. Liquid Fuels project application to be submitted upon signing of contracts. Pre-con mtg held 9/19/24. Work to start week of 10/7/24. Anticipated to be completed mid-November.
2024-00565	219 Hendricks Avenue Subdivision	Conditional approval granted by Council at 9/17/24 meeting.
9991010	Ambler Borough General Engineering Services	Heckler wall completed by contractor. Payment request forwarded 8/2/24.
<b>Sewer Engineer</b>		
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is complete; testing remains.

# AMBLER BOROUGH

Project No.	Project Name	Status
<b>Sewer Engineer</b>		
2024-00032	2023 Chapter 94 Report	Prepared sanitary sewer collection system report for inclusion in the Ambler WWTP 2023 Chapter 94 Report; submitted to EEMA on 3/13/24.
9991050	Ambler Borough General Sewer Services	Preparing 2025 Ambler Borough collection sewer service area budget allocations report for Ambler WWTP; to be submitted to EEMA. G&A attended meeting at Ambler WWTP with jointure members and treatment plant staff on 3/20/24 to discuss implementation of the Municipal Industrial Pretreatment Plan (MIPP).
<b>Water Engineer</b>		
2012-10043	Loch Alish Dam Annual Inspections	Annual inspection with PADEP conducted on 12/12/2023. Inspection report prepared and submitted to PADEP 2/5/24.
2013-02020-02	Ambler Crossings - Water	Construction underway. Water main is tested/complete.
2018-01171	Mattison Estates (UDT)	Water construction and testing complete. 18 month maintenance period began 7/1/20. Assisting Ambler staff with construction concerns and project documentation. Maintenance Bond extended to 4/1/2023 based on observed water service leaks and concerns with construction of water facilities. Water as-built plans received; additional G&A comments provided to developer on 2/8/23. Developer continues to address punch list items and as-built plans. Reviewed proposed changes to water services associated with a reconfiguration of dwellings. Water Superintendent and Solicitor continue to work with developer regarding extended bond. Reviewing design of additional water service connection with meter pit for irrigation system.
2020-03072	Whitemarsh Plant Operations	Assisting Water Dept. with recommendations and revisions to the Whitemarsh Plant SOPs. G&A conducted a visual assessment of the clear well tank's structural condition and provided a report dated 9/19/22; inspection conducted with no observed deficiencies..
2020-06158	Wells 2, 6, and 7 PFAS Treatment System	\$1,000,000 grant awarded by PADEP. Project advertised for bids on December 22, 2022; pre-bid meeting held at Boro Hall on January 18, 2023; bids received February 2, 2023. General/Mechanical and Electrical/HVAC contracts awarded to Blooming Glen Contractors on 2/7/23. Review of shop drawing submittals in progress. UDT permits received in December 2023. Gen/Mech construction began on 2/8/24. Contractor has set backwash tank, valve vault and chlorine contact tank, and installed the sewer lateral to Loch Alish Ave. Carbon treatment tanks set. Yard piping complete. Treatment building 75% complete.
2021-04054.01	2022 MIRIA Grant - Design	Initial field survey and base plan for Well 14 site completed; design and permitting underway with Greensand Plus filtration proposed for Manganese treatment and Ion Exchange (IX) proposed for PFAS treatment. PADEP issued a letter on 6/28/23 allowing for the use of IX treatment for PFAS subject to a list of conditions. PWS permit application submitted to PADEP on 6/5/24. Sewage planning exemption mailer submitted to PADEP on 6/6/24 and approved on 7/15/24.
2021-04095	Longfield Farms Development (Whitemarsh Twp)	Plan review letter #3 issued 5/17/22 recommending project approval; water construction escrow recommended per letter dated 5/5/22 for use in developer's agreement. Preconstruction meeting held on 6/27/22. Water shop drawing submittals reviewed 7/22/22. Water construction and testing complete. Escrow release request #1 received 4/25/24; partial release recommended per 5/16/24 letter.
2022-02056	AT&T Upgrades at Houston Rd Tank	Plan review letter #2 issued 8/3/22 recommending project approval.

# AMBLER BOROUGH

Project No.	Project Name	Status
<b>Water Engineer</b>		
2022-02095	NWWA Water Purchase Agreement	Meeting held on 2/14/22 between NWWA staff, Ambler staff and G&A to discuss potential interconnection of respective water systems for emergency & permanent uses and wholesale purchase of water. NWWA provided a draft Water Supply Agreement to Ambler on 3/9/22 for review.
2022-02104	AT&T Upgrades at Broad Axe Tank	Plan review #2 issued 6/30/22 recommending project approval. Work to follow pre-construction tank inspection by MBA (awaiting escrow funds).
2022-04076	Lakeview Development 5-9 N. Maple Ave.	Water & Sewer plan review #2 issued on 2/27/2024. Working with Ambler staff and Applicant on water improvements required to serve the project.
2022-04096.01	2023 MIRIA Grant - Design	Consulted with PADEP regarding permitting requirements for new NWWA Interconnection. Field survey complete and permitting in progress. Water and interconnect design currently underway. G&A met with Water staff on 1/18/2024 to review plans, project considerations and schedule. Attended meetings with PennDOT on 2/14/24 to coordinate with their paving contract, and with NWWA on 2/28/24 to discuss location and design of the water interconnection. Coordinating with Borough staff to obtain easement needed for interconnect meter pit. Bids received 9/10/24. Construction contract awarded to Caddick Utilities LLC on 9/17/24.
2022-06066	Verizon Upgrades at Houston Rd Tank	Plan review #1 issued 6/22/22 recommending project approval. Construction work completed in September 2024.
2022-07025	Wissahickon Park (Whitpain Twp)	Coordinating with Ambler staff re: proposed improvements to Wissahickon Park and need for new or upgraded water service for site. Plan review #1 issued on 11/10/23. Response letter and plan resubmission received on 11/22/23. Plan review #2 issued on 3/4/24. Plan resubmission received on 3/19/24. Plan review #3 issued on 3/25/24 recommending approval of the proposed water improvements.
2023-04049	2024 MIRIA Grant Program	Prepared MIRIA Application documents including cost estimates for submission by Borough on May 15, 2023. The application included projects for a PFAS treatment system at Well 4, additional costs for current PFAS treatment system projects at Wells 2, 6 & 7 and Well 14, as well as Whitemarsh carbon changeout and quarterly PFAS sampling at all sources and tanks for 2024. Total grant request amount was \$3,525,000. Executed grant agreement received on 1/5/24. Reviewed and tabulated January, April, and July 2024 quarterly PFAS samples for all sources and tanks.
2023-07033	Upper Dublin Twp Public Works Building	New water service and meter pit installed. Testing satisfactorily completed. As-built plan received and under review.
2023-08002	AT&T Generator at Houston Rd Tank	AT&T proposing to install a new permanent generator and pad at the site which will require additional lease space. G&A assisting Water Superintendent with review of proposed location. Proposed location approved. Borough authorized work to proceed.
2023-08044	Wissahickon Valley Boys & Girls Club (Whitpain Twp)	Plans received for a proposed community center building and review with Water staff being conducted with respect to proposed water improvements. Plan review #1 issued on 11/21/23. Plan review #2 issued on 12/19/23. Plan review #3 issued on 1/26/24 recommending project approval. Review of shop drawing submittals completed. Exploratory excavation conducted 5/29/24 in advance of water tap connection. Meter pits set, connection to existing water main complete and service lines tested. Existing water services along Maple Avenue were abandoned at the corporation stop. Punch list to be performed prior to acceptance.

# AMBLER BOROUGH

Project No.	Project Name	Status
2023-10031	Sprint Decommission at Houston Rd Tank	Plans received for the decommission of Sprint's facilities at the tank site in conjunction with termination of lease. Plans reviewed and scope of work approved. Pre-construction meeting held on 11/7/23. Work at site commenced on 11/27/23. MBA completed pre-construction inspection and report received 1/17/24. Post-construction inspection to be conducted following completion of decommission work.
2023-10045	776 Johns Lane (LGT)	Plans received for a 6-lot subdivision to be served by a public water extension. Plan review #1 issued on 1/31/24. Plan resubmission received 4/3/24 and plan review #2 issued on 5/2/24. Plan resubmission received 6/14/24 and plan review #3 issued on 6/19/24 recommending project approval. Review of shop drawings complete. Pre-construction meeting held 7/1/24. Water main extension completed and tested on 7/24/24. Water services installed. Punchlist to be performed prior to acceptance.
2024-00033	Chapter 110 Report / DRBC Water Audit	Annual water audit prepared and submitted to DRBC on 3/29/24.
2024-00426	2025 MIRIA Grant Program	Assisted Borough staff with preparation of grant application including project costs estimates.
9991049	Ambler Borough General Water Services	Ongoing assistance concerning PFAS issues, including regulatory activity, source monitoring, providing information and responses to the public. Preparing update to water distribution system map.

# Borough Of Ambler

131 ROSEMARY AVENUE  
AMBLER, PENNSYLVANIA 19002-4476

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September 25, 2024

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

Re: DC- Downtown Commercial / C-Commercial revisions request regarding adding building design, aesthetics, height changes, and architectural

Dear Ms. Aversa:

At the September 24, 2024 Planning Commission meeting the Planning Commission voted to request from Council to allow the Commission to explore the following zoning ordinance revisions:

- Incorporate building design requirement from the attached Section 27-2703.E.4.c from the recently adopted redevelopment overlay district ordinance into both the C-Commercial District and Downtown Commercial for such things as aesthetics, architectural elements, and streetscaping requirements.
- Explore reducing the maximum height in the DC-Downtown Commercial and C-Commercial zoning districts (currently DC and C districts maximum height is listed as 40ft OR up to 70ft if approved by the Zoning hearing Board).

The vote taken was unanimous in favor of the recommendation to Borough Council to allow the Planning Commission to explore these recommendations further. Unlike the redevelopment overlay district discussions, these revisions would focus on preserving the existing charm of the downtown commercial and commercial district on Butler Avenue and surrounding blocks rather than encouraging redevelopment.

If you have any questions, please do not hesitate to contact our Chairman, John Oswald.

Very truly yours,

Carol Ann DiPietro  
Secretary  
Ambler Borough Planning Commission

PART 28

DC DOWNTOWN COMMERCIAL DISTRICT

§27-2801. Statement of Intent.

It is the intent of this District to:

- A. Provide for the orderly development of a major business and commerce area of the Borough, consistent with the Comprehensive Plan.
- B. Allow for residential uses that are compatible with the "Main Street" character.
- C. Encourage a uniformity of design to ensure the orderly arrangement of land uses and buildings.

(Ord. 922, 9/17/1996; as added by Ord. 972, 3/18/2003, §2800)

§27-2802. Use Regulations.

1. Permitted Uses.

- A. Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
- B. Business or professional office or studio, bank or other financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation
- C. Office buildings.
- D. Restaurant, bar, tearoom, retail baker, confectionery or ice cream shops or places serving food or beverages.
- E. Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or other similar service.
- F. Indoor theater or bowling alley.
- G. Newspaper publishing, job printing.
- H. Hotel or motel.



## ZONING

- I. parking lot, in accordance with §27-2804.
  - J. Accessory use as customarily incidental to the permitted use by special exception.
2. Special Exception Uses.
- A. Laundry or drycleaning establishment.
  - B. Other places of indoor amusement or recreation.
  - C. Outdoor storage facilities.
  - D. Residences, in accordance with the following:
    - (1) No basement or first floor dwelling units shall be permitted in combination with a commercial use.
    - (2) Each unit shall have a minimum of 600 square feet of floor area, plus 100 square feet additional for each bedroom.
    - (3) The lot area per family shall be 2,000 square feet for each unit. This shall be deemed to include the entire area within the lot, including buildings and structures committed to commercial use.
    - (4) Two off-street parking spaces shall be provided for each unit, exclusive of interior driveways and driveways connecting the garage or parking space with the street or alley.
    - (5) There shall be a minimum rear yard of 15 feet.
    - (6) Each unit shall have two means of egress, both of which shall terminate in a public way or a court space leading to a public way.
  - E. Any use of the same general character as any of the uses specifically permitted in this Section without requirement of a special exception.
3. Conditional Uses. In accordance with the regulations of §§27-2805 and 27-413 (Conditional Uses), the following may be permitted as a conditional use:
- A. Gasoline station with or without automobile servicing and/or mini-market.
  - B. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
  - C. Live or recorded entertainment, such as a performing arts facility.

(Ord. 922, 9/17/1996; as added by Ord. 972, 3/18/2003, §2801)

**§27-2803. Dimensional Requirements.**

1. Minimum Lot Area (permitted and special exception uses). One thousand five hundred square feet.
2. Maximum Building Area. Eighty percent.
3. Height Regulations. Forty feet, except that the Zoning Hearing Board may approve an increase to a maximum of 70 feet provided the Board determines that any building that exceeds 40 feet will not be detrimental to the light, air, privacy or architectural scheme of any other structure or use currently existing or anticipated and that for every foot of height in excess of 40 feet an additional one foot shall be added to each yard setback.

(Ord. 922, 9/17/1996; as added by Ord. 972, 3/18/2003, §2802)

**§27-2804. Parking Requirements.**

All parking facilities may be provided in accordance with the general provisions of Part 21 of this Chapter. In addition, the following regulations shall apply to commercial uses:

- A. Off-street parking facilities may be provided on the periphery of the commercial district.
- B. Off-street parking facilities are subject to the following provisions:
  - (1) Off-street parking spaces may be grouped in facilities serving more than one lot or establishment.
  - (2) Parking garages may be above or below ground. Above ground garages shall be in the rear yard and architecturally compatible with other improvements developed on the site and immediate area.

(Ord. 922, 9/17/1996; as added by Ord. 972, 3/18/2003, §2803)

**§27-2805. Conditional Use Standards.**

The following requirements shall be met for the applicable use permitted by §27-2802(3):

- A. Gasoline stations with or without automobile servicing and/or mini-market.
  - (1) Minimum Lot Area. One-half acre.

## ZONING

- (2) All servicing and parts storage shall take place in an enclosed building.
  - (3) All required parking shall be provided on the premises.
  - (4) No unregistered or unlicensed vehicles are permitted on the premises.
  - (5) No vehicle sales or rentals are permitted.
  - (6) Vehicles awaiting repair shall not be stored outdoors for more than one week.
- B. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
- (1) Minimum Lot Area. Ten thousand square feet.
  - (2) The requirements of §§27-1504 (Development Regulations) and 27-1505 (Performance Standards) shall be met.
  - (3) All assembly/repair work shall take place within an enclosed building.
  - (4) No outdoor storage is permitted.
- C. Live or Recorded Entertainment.
- (1) Shall not be less than 500 feet from another live or recorded musical entertainment use.
  - (2) All activities shall take place indoors.
  - (3) Hours of Operation. 9:00 a.m. – 2:00 a.m.
  - (4) A maximum of four coin-operated entertainment devices or machines are permitted (such as a video game or pinball machine).

(Ord. 922, 9/17/1996; as added by Ord. 972, 3/18/2003, §2804)

### § 27-2806. Limitations on Lots Abutting Residential Districts.

1. For purposes of this Section, a lot abuts a residential zoning district when any portion of the lot boundary is shared with any portion of a lot that is zoned residential. A lot that is across the street from a residential lot does not abut the residential lot.

2. With the exception of tearooms, retail bakers, confectionery retailers, and ice cream shops, and notwithstanding any language in this Chapter to the contrary, no bar, restaurant, or other establishment selling food or beverages shall be permitted on any lot in the Downtown Commercial District that abuts the R-1 Residential District.
3. Where a lot in the Downtown Commercial District abuts a residential zoning district, the customer entrance for any permitted use shall open facing away from the residential district, and any customer entrance or the closest portion of any outdoor dining area must be at least 40 feet from the residential zoning district.

(Ord. 1015-1, 1/22/2008)

PART 13

C – COMMERCIAL DISTRICT

§27-1301. Statement of Intent.

It is the intent of this district to:

- A. Provide for the orderly development of a major business and commerce area of the Borough, consistent with the Comprehensive Plan.
- B. Reestablish South Ambler as a focal point for employment opportunities.
- C. Encourage a uniformity of design to ensure the orderly arrangement of land uses and buildings.

(Ord. 922, 9/17/1996, Art. XIII, §1300; as amended by Ord. 975, 3/18/2003, §1)

§27-1302. Use Regulations.

1. Permitted Uses.

- A. Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
- B. Business or professional office or studio, bank or other financial institution, Borough use, excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation.
- C. Office buildings.
- D. Restaurant, bar, tearoom, retail baker, confectionary or ice cream shop or places serving food or beverages.
- E. Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or other similar service.
- F. Indoor theater or bowling alley.
- G. Newspaper publishing, job printing.
- H. Hotel or motel.
- I. Parking lot in accordance with §27-1305.

## ZONING

- J. Accessory uses, in accordance with §27-407 of this Chapter and provided that the presence of more than three of any combination of devices and machines permitted as a special exception under this Section shall not be considered an accessory use. Accessory use as customarily incidental to the permitted use by special exception.
- 2. Special Exception Uses.
    - A. Laundry or dry cleaning establishment.
    - B. Other places of indoor amusement or recreation.
    - C. Outdoor storage facilities.
    - D. Any use of the same general character as any of the uses specifically permitted in this Section without requirement of a special exception.
  - 3. Conditional Uses. In accordance with the regulations of §27-1304 and §27-413 (Conditional Uses), the following may be permitted as a conditional use.
    - A. Gasoline station with or without automobile servicing and/or mini-market.
    - B. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
    - C. Live or recorded entertainment, such as a performing arts facility.

(Ord. 922, 9/17/1996, Art. XIII, §1301; as amended by Ord. 941, 2/15/1999, §3; as amended by Ord. 975, 3/18/2003, §§3,4)

### §27-1303. Dimensional Requirements.

- 1. Minimum lot area (permitted and special exception uses), 1,500 square feet.
- 2. Maximum building area, 80%.
- 3. Height regulations, 40 feet, except that the Zoning Hearing Board may approve an increase to a maximum of 70 feet, provided the Board determines that any excess height over 40 feet will not be detrimental to the light, air, privacy or architectural scheme of any other structure or use currently existing or anticipated and that for every foot of height in excess of 40 feet an additional one foot shall be added to each yard setback.

(Ord. 922, 9/17/1996, Art. XIII, §1302)

**§27-1304. Conditional Use Standards.**

The following requirements shall be met for the applicable use permitted by §27-1302(3):

- A. Gasoline stations with or without automobile servicing and/or mini-market.
  - (1) Minimum lot area, 1/2 acre.
  - (2) All servicing and parts storage shall take place in an enclosed building.
  - (3) All required parking shall be provided on the premises.
  - (4) No unregistered or unlicensed vehicles are permitted on the premises.
  - (5) No vehicle sales or rentals are permitted.
  - (6) Vehicles awaiting repair shall not be stored outdoors for more than one week.
  
- B. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
  - (1) Minimum lot area, 10,000 square feet.
  - (2) The requirements of §27-1504 (Development Regulations) and §27-1505 (Performance Standards) shall be met.
  - (3) All assembly/repair work shall take place within an enclosed building.
  - (4) No outdoor storage is permitted.
  
- C. Live or Recorded Entertainment.
  - (1) Shall not be less than 500 feet from another live or recorded musical entertainment use.
  - (2) All activities shall take place indoors.
  - (3) Hours of operation, 9:00 a.m. to 2:00 a.m.
  - (4) A maximum of four coin-operated entertainment devices or machines are permitted (such as a video game or pinball machine).

(Ord. 922, 9/17/1996, Art. XIII, §1304)

## ZONING

### §27-1305. Parking Requirements.

All parking facilities may be provided in accordance with the general provisions of Part 21 of this Chapter. In addition, the following regulations shall apply to commercial uses:

- A. Off-street parking facilities may be provided on the periphery of the Commercial District.
- B. Off-street parking facilities are subject to the following provisions:
  - (1) Off-street parking spaces may be grouped in facilities serving more than one lot or establishment.
  - (2) Parking garages may be above or below ground. Above ground garages shall be in the rear yard and architecturally compatible with other improvements developed on the site and immediate area.

(Ord. 922, 9/17/1996; as added by Ord. 975, 3/18/2003, §5)



- i) The following architectural features may extend up to three (3) feet beyond the build-to line: awnings or overhangs, bay or oriel windows, upper floor balconies, loggias, pergolas, and similar architectural elements.
    - ii) A gathering space, pursuant to §27-2703.E.(4)(f), may extend the full depth of a lot, provided that it does not occupy more than 25% of the property's street frontage.
  - 6) Minimum Side Yard Setback: 10 feet
  - 7) Minimum Rear Yard Setback: 20 feet
    - a) Rear yards adjacent to a railroad right-of-way may be reduced by 50% to a minimum setback of 10 feet.
  - 8) Maximum building height: 65 feet
    - a) Building stepback required. The façade of any building exceeding three (3) stories or 35 feet shall be setback an additional 12 feet along street frontages. The required building stepback may be reduced to a minimum of eight feet if the front build-to line is equal to or greater than 20 feet, as provided for in subsection §27-2704.E.(4)(b)5) above.
  - 9) Minimum Building Spacing:
    - a) Corner to corner: 30 feet
    - b) Face to face: 40 feet
- (c) Building Design Standards.
  - 1) Overall design.
    - a) All buildings within a single TOD project shall have a unified or complementary architectural character. Developments shall create focal points with respect to avenues of approach, or other buildings, and relate open space between all existing and proposed buildings.
    - b) Blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Walls or portions of walls where windows are not provided shall have architectural treatments that are similar to the front facade, including materials, colors, and details.
    - c) When flat roofs are proposed, a parapet wall or projecting cornice shall be included on the front façade(s).
    - d) Convenient pedestrian connections shall be provided from all building entrances to parking areas, open space and recreational areas, and to the transit station intended to be served by the TOD.
  - 2) Building materials.
    - a) All façades of new buildings visible from a public or private street, parking area, or public gathering space shall consist of quality building materials, such as brick, stone, concrete, and

glass, to create visual interest and enhance the quality of the development.

- b) The following building materials are prohibited: exterior insulation and finishing systems (EIFS); aluminum or vinyl siding or shutters; white, tan, or painted brick; concrete block; T-111 or other similar plywood siding.

3) Building orientation and entrances.

- a) Front facades of buildings shall be oriented toward Main Street or Butler Avenue, whichever immediately abuts the property frontage. Such entrances shall be usable and well-defined through the use of architectural features (e.g., utilizing porticos, pediments, colonnades, canopies, or overhangs).
- b) Each façade of a building with frontage along a public or private street, parking area, or public gathering space shall feature at least one clearly-defined and highly-visible pedestrian entrance with a direct sidewalk connection to the abutting street. A building with multiple street frontages may locate a pedestrian entrance on the corner of the building where the two streets intersect to fulfill this requirement.
- c) Storefront entrance doors shall be recessed a sufficient distance to allow doors to swing out without conflicting with pedestrian flow on the sidewalk.

4) Windows.

- a) The ground floor of any building along a primary street shall have a minimum clear window area of 60%, with windows providing views of display areas or the inside of the building. Window areas shall be between 12 inches and eight feet off the ground.

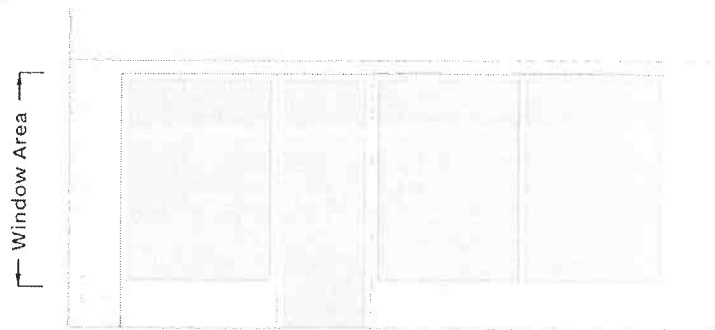


Figure 27-2703.C.1

- b) For corner buildings with multiple frontages, the ground floor primary street transparency requirement shall wrap on to the ground floor of secondary frontages for a minimum distance equal to at least 25% of the length of the building facade along the secondary frontage, as measured from the corner of the primary and secondary frontages.

- c) The upper floors of any building along a primary street shall have a minimum clear window area of 35%.
  - d) Smoked, reflective, or black glass in windows is prohibited.
- 5) Building Façade Elements. All buildings shall include a variety of architectural design elements to provide visual interest and to mitigate the apparent scale and mass of large buildings and facades. Any building façade along a public or private street, parking area, or public gathering space that is greater than 50 feet long shall be articulated with façade breaks of a minimum depth of three (3) feet for every 50 feet of building façade length. In addition to breaks in the façade, other architectural elements that provide façade articulation shall be utilized no less than every 50 feet on average:
  - i) Masonry;
  - ii) Concrete or Masonry plinth at the base of walls;
  - iii) Belt courses of a different texture or color;
  - iv) Projecting or decorative cornices;
  - v) Quoins;
  - vi) Decorative tile work;
  - vii) Trellis containing planting;
  - viii) Medallions;
  - ix) Bay windows;
  - x) Oriel windows;
  - xi) Vertical articulation;
  - xii) Stylized lighting fixtures;
  - xiii) Porticos;
  - xiv) Balconies;
  - xv) Recessed entryways; and/or
  - xvi) Building extensions.
- (d) Street Furnishings Standards.
  - 1) Location. Street furniture shall be located adjacent to the building façade, unless on-street parking is present, in which case street furniture may be located along the curb. Such amenities shall be maintained in perpetuity by the property owner.
  - 2) Street Furnishings Required. At minimum, two (2) benches, one (1) bicycle rack, one (1) trash receptacle, and one (1) recycling receptacle shall be provided for every 300 feet of public street frontage. This requirement shall be exclusive of the requirements set forth in §2703-E(4)(d)3) below.
  - 3) Additional Furnishings Required. In order to allow for flexibility and promote creative streetscaping design, the following options shall be provided based upon the scale of development described herein.
    - a) Building additions and new developments of 2,500 to 4,999 Gross Floor Area shall provide no less than four (4) points from either §2703-E(4)(d)4)a) or b) as set forth below.

- b) New Developments of 5,000 to 14,999 Gross Floor Area shall provide no less than one item from §2703-E(4)(d)4)a) and b), as set forth below, and shall provide no less than a cumulative total of eight (8) points.
  - c) New Developments of 15,000 Gross Floor Area and over, as well as any new building exceeding three (3) stories in height shall provide no less than one item from §2703-E(4)(d)4)a) and b), as set forth below, and shall provide no less than a cumulative total of twelve (12) points.
- 4) Street furnishing options and points. In order to allow for a flexible and adaptable streetscape design, the following options shall be allowable to fulfill the minimum requirements set forth in §2703-E(4)(d)3), above. Category A contains planting and greening elements. Category B includes street furnishings, amenities, and decorations.
- a) Category A: planting and greening options.
    - i) Hanging basket, one (1) point.
    - ii) Window box, two (2) points.
    - iii) In-ground planting area, two (2) points.
    - iv) Street planter, two (2) points
    - v) Roof garden or green roof, three (3) points.
    - vi) Green wall, three (3) points.
  - b. Category B: street furnishings, amenities, and decorations.
    - i) Bench, two (2) points.
    - ii) Bicycle rack, two (2) points.
    - iii) Trash and recycling receptacles (one of each), two (2) points.
    - iv) Public art, such as a mural or sculpture, three (3) points.
    - v) Public drinking fountain, three (3) points.
    - vi) Public restroom, three (3) points.
    - vii) Display fountain, three (3) points.
    - viii) Clock tower, three (3) points.
- (e) Parking Requirements.
- 1) Compliance with §27-2101, General Provisions, §27-2105, Handicapped Parking, and §27-2106, Off-Street Loading, shall be complied with; however, all other sections of Part 21 (§§27-2102, -2103, and -2104) shall be superseded by the regulations of this section.
  - 2) Parking requirements by land use. Due to the anticipated use of transit by residents and tenants of a TOD, a reduced parking requirement is appropriate. The minimum parking requirements based on land use are shown in Table 2703.1 below:

Land Use	Minimum Parking Requirement
----------	-----------------------------

**Public Safety Committee**

October 1, 2024

Amy Hughes- Chair

Jen Henderson

Nancy Roecker Coates

Lou Orehek

**NEW BUSINESS**

1. **PUBLIC WORKS & CODE REPORT**

The Code Enforcement and the Public Works reports are **attached**.

2. **BUTLER AVENUE TRAFFIC STUDY**

A meeting was held to discuss the Butler Avenue Traffic Study. The Police Department is discussing the recommendations.

3. **STREET SIGN REQUEST**

Attached is a letter from the Votta Family asking for a dedication "Street Name" sign be considered for Lindenwold Avenue.

4. **FERAL CAT ORDINANCE**

A recommendation is requested to advertise the **attached** Ordinance regulating the feeding of Feral Cats.

5. **OKTOBERFEST**

There will be a Safety Town event held during Octoberfest at 12pm to 4pm at Lindenwold Avenue and Poplar Street. This is a free educational event for kids

6. **COMMUNITY MEETING**

There will be a meeting with residents on October 13th from 2pm to 3pm at Borough Hall to discuss issues at Knight's Park.

**Recommendations:**

1. A recommendation is requested to advertise the **attached** Ordinance regulating the feeding of Feral Cats.

## Water and Highway Monthly Report September 2024

### Water Department

Backflow/Service Line Inspection U&O	6*
Blow Out Curb Box / Street Valve with Air Compressor	3*
Change Meter	45*
Change CU Ft Meter to Gallon Meter	6*
Check Meter Pit for Leak	
Check Report of Possible Water Leak	3*
Deliver New Meter & Couplings to Contractor / Plumber	1*
Deliver Notices	2*
Dig and Reset / Replace Curb Box	
Dig and Replace Street Valve	
Disconnect and Cap Water Service	1**
Exercise Valves	
Final Water Readings	18*
Fire Flow Test	
Flushing Fire Hydrants	5**
Hose off Water Service	
Install New Meter	8*
Install New Register on Meter (Pit)	
Leaking Cuplink / Washers on Meter	1*
Leaking Meter	
Locate, Clean Out, Mark Curb Box & Exercise Curb Box	5*
Locate Valves & Blow Out	
Low Water Pressure Check	
Lower / Raise / Install Curb Box Lid	
Meter Readings	16*
Meter Readings Quarterly Billing	1*
Meter in Reverse	
MetroTech Water Service Line (Locate Curb Stop)	1*
No Water Check	
Noisy Meter	1*
Parking Meter Collections	2*
Parking Meter Repair	2*
Possible Clogged Meter	
Renew Water Service	
Repair Lid (Curb or Valve)	
Repair/Replace Radio Read	6*
Repair/Replace Street Valve	2**
Stopped Meter	
<b>Uncrimp Service Line 2 Sycamore Lane</b>	<b>1**</b>
Verify Meter is installed Correctly	1*
Verify Service Leak on Customer Side Has Been Repaired	2*
Verify Water is off at Curb	
Water Class	3*
<b>Water Line Repair 209 Fulling Mill Lane</b>	<b>1**</b>
<b>Water Main Break 4 Schiavone Lane</b>	<b>1**</b>
<b>Water Service Leak Borough Side 216 Ambler Rd</b>	<b>1**</b>
<b>Water Service Leak Borough Side 1221 Ft Washington</b>	<b>1**</b>
<b>Water Service Leak Borough Side 1155 Kenyon Road</b>	<b>1**</b>
Water Shut Offs for Non Payment	3*
Water Shut off - Temporary Request or Emergency	4*
Water Turn On Service	4*
Well Maintenance/Sampling	Daily**
WLPP Application (Inspection needed)	3*

### Public Works

Backfill, Tamp & Cold Patch Holes from Water Repairs	2*
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Clean Bathrooms / Breakroom @ Garage		
Clean out Culverts / Inlets		
Clean Dump @ WWTP		
Clean Garage/Shop	1*	
Clean Equipment / Vehicles		
Clean Grounds at Borough Hall		
Clean Grounds @ Water Tanks & Wells		
Cut Grass @ Various Locations Around Ambler		
Deliver / Pick Up Barricades / Cones	4*	
Deliver/Pick Up Materials and Supplies	2*	
Deliver New Trash / Recycle Cart	1*	
Equipment Repair / Maintenance		
Form Curb & Sidewalks for Concrete		
Hang/Remove Banners on E. Butler Ave		
Lawn Restorations	2**	
Leaf Clean/Pick Up		
PA One Calls	Daily**	
Paint Crosswalks / Crossbars / Curbs / Parking / Lines	6*	
Park Clean Up / Maintenance	3*	
Playground Maintenance		
Playground Equip. Maintenance		
Pothole Restoration		
Possible Sanitary Sewer Backup		
Prep for Sidewalk		
Pulled Weeds	1*	
Repair / Rebuild Inlet		
Repair Wheels on Recycle / Trash Cart	8*	
Replace Recycle/Trash Cart	7*	
Saw Cut Street for Street Restoration		
Sewer Jetting		
Sewer Solvent in Sewers		
Sidewalk / Curb Restorations		
Sign Maintenance	3*	
Street Sweeper Operator	Daily*	
Street Sweeper Maintenance	1*	
Street Restorations	1*	
Tar Seal Cracks in Parks & Various other Locations		
Trash Removal Butler Ave.	Weekly*	
Trash Removal Parks / Clean Blockhouse's	Weekly*	
Trim Tree Branches around Street Signs		
Vehicle Maintenance	1*	
Employees Hours Off / Days	48	7
Holidays	8	1
Scheduled On-Call Overtime	18 HOURS	
Scheduled Operational Overtime	18 HOURS	

**Emergency Overtime-See Finance Manager Report**

\*Jobs

\*\*Day

## Borough of Ambler

### Codes Enforcement Report for September 2024

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	12	13	9	13	20	8	11	13	6	0	0	0	105
Plumbing	5	8	1	3	4	1	4	5	2	0	0	0	33
Use and Occupancy	3	6	3	8	7	4	6	11	1	0	0	0	49
Zoning	1	6	2	2	5	8	5	3	1	0	0	0	34
Road Opening	2	1	1	1	3	0	1	3	1	0	0	0	13
Mechanical	4	5	2	2	2	5	1	2	4	0	0	0	28
Dumpster	2	3	3	1	2	1	2	4	1	0	0	0	20
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0
Rental Inspections	3	32	3	13	26	39	18	108 *	197*	0	0	0	439
<b>TOTALS</b>	<b>32</b>	<b>73</b>	<b>24</b>	<b>43</b>	<b>69</b>	<b>66</b>	<b>48</b>	<b>398</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>721</b>

\*August / September rental total includes apartment complexes rather than rental homes which makes this number larger.



THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 2 OF THE BOROUGH CODIFIED ORDINANCES BY ADDING A NEW PART, PART 4, "STRAY AND FERAL CATS", PROHIBITING THE FEEDING OF SUCH CATS, PROVIDING PENALTIES FOR DOING SO; PROVIDING SEVERANCE AND REPEALER CLAUSES AND AN EFFECTIVE DATE

In response to a recognized problem in the Borough with stray and feral cats, and being a problem that cannot be acted upon without first establishing the illegality of feeding such cats, Ambler Borough Council does hereby ORDAIN as follows:

There is added to the Borough codified ordinances in Chapter 2 ("Animals") a new Part 4, "Stray and Feral Cats", the text of which is as follows:

4.1. Definitions

Feral Cat

An unowned, free-roaming cat that is partially socialized or unsocialized to humans and tends to resist contact with humans.

Feral Cat Colony

A group of feral cats living in one territory and/or in close proximity, often near food sources and shelter.

Stray Cat

Any cat whose owner or keeper from time to time allows the cat to run free off of the property of the owner or keeper. Cats found running at large (off-leash) in violation of ordinance 2-201 of this chapter shall be presumed to be stray cats.

4.2 Feeding of Stray/Feral Cats Prohibited.

It shall be unlawful for any person to feed stray or feral cats. Where such feeding has resulted in the creation of a feral cat colony, such colony shall be presumed to be a public nuisance and enforceable as such pursuant to the laws of the Commonwealth as they relate to public nuisances.

#### 4.3 Enforcement and Penalties

A. This ordinance shall be enforced by any law enforcement officer designated by the Borough, including the code enforcement officer. The Borough also reserves the right to bring an action in equity when necessary in its discretion to halt behavior that violates this chapter. The Borough's enforcement of this ordinance does not preclude a private nuisance action where appropriate.

B. A violation of this ordinance is a summary offense. Each day of continuing violation may be treated as a separate offense. Fines shall be issued on an escalating basis, as follows (costs are payable in addition to the fines set forth here):

First offense: \$50.

Second offense: \$100.

Third offense: \$200.

Fourth and subsequent offense: \$500.

C. In addition to the fines set forth herein, upon conviction for a violation of this ordinance, a defendant may also be incarcerated for up to 30 days when the facts and circumstances warrant in the determination of the sentencing magisterial district judge or judge of the Court of Common Pleas.

#### 4.4. Miscellaneous

Should any provision of this ordinance be found invalid by a court of competent jurisdiction, then such invalid portion shall, to the extent possible, be severed from the remainder, such remainder to continue in full force and effect.

(intentionally blank)

Any portion of any existing ordinance which is inconsistent with this ordinance is, to the extent of such inconsistency, repealed.

This ordinance is effective on the earliest recognized effective date set forth in section 3301.3 of the Pennsylvania Borough Code.

SO ORDAINED this 15th day of October, 2024.

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Glynnis Siskind, Borough Council President

Attest: \_\_\_\_\_

Mary Aversa, Secretary

Approved: \_\_\_\_\_

Jeanne Sorg, Mayor

**Public Utilities Committee**

October 1, 2024

Karen Sheedy- Chair

Amy Hughes

Lou Orehek

David Hui

**OLD BUSINESS**

**NEW BUSINESS**

1. **WWTP ENGINEER REPORT**

The WWTP Engineer's report is **attached**.

2. **WWTP UPGRADES**

The Ambler WWTP is requesting quotes for the supply and installation of VFDs (Variable Frequency Drives) for all 5 blowers as part of the digester conversions.

3. **WATER DEPARTMENT FLUSHING**

System flushing locations will be posted on the Borough Website.

4. **CELL TOWER LEASE**

A recommendation is requested to approve updated lease with New Cingular Wireless PCS, LLC at 634 Houston Road amendment. (**attached**)

**Recommendations:**

1. A recommendation is requested to approve updated lease with New Cingular Wireless PCS, LLC at 634 Houston Road amendment.



September 25, 2024

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

Re: Status Report – September 2024

Dear Mary;

The status of current active projects is as follows:

1. Conversion of Digesters - Construction is substantially completed on the conversion of the Borough's five digesters from anaerobic digestion (without air) to aerobic digestion (with air). Minor punch list and a Change Order item remains, both of which are expected to be addressed by early November. There is a total of five digesters at the plant and in the scope. The plant is currently operating T-9, T-10, and ET-17 in a work-around, with down-sized sheaves and belts, as a permanent solution with VFD's is being considered prior to closeout, for one, to address a possible connection with an odor and occasional foaming issue in the completed digesters. Adjustments in the handling of primary and secondary sludge and chemical addition are also being evaluated with respect to odor and foaming issues.
2. Diversion of Upper Dublin WWTP to Ambler WWTP - PADEP approved the Act 537 Plan prepared by Bucks County Water and Sewer Authority (BCWSA) in 2022 for closing the Upper Dublin Wastewater Treatment Plant and diverting that flow to Ambler's Wastewater Treatment Plant. EEMA and the Borough's engineer on the Diversion project, HRG, have been discussing the scope and work on the Part II WQM permit for the Diversion with PADEP, with respect to the increased flow from the current 6.5 MGD to 7.7 MGD with the diversion, the associated changes in permit limits and conditions, and the timeline of the construction of the necessary new facilities at the plant. BCWSA recently awarded their construction-phase scopes of the diversion.
3. NPDES Permit Renewal – EEMA provided comments to PADEP with the Borough's other professionals at HRG and GHD for a collective response on the Borough's draft NPDES Permit in early February, most specific to the Copper BLM, Aluminum WER, proposed flows, and new discharge limits. PADEP has still not released the final NPDES Permit at this time. The WWTP is currently operating under its grandfathered, administratively-extended permit.
4. UV Light Disinfection Replacement – WWTP staff and EEMA completed work on design and scope in 2023. The Borough approved the equipment and installation procurement of the CoStars proposal at its respective January and February 2024 meetings. The equipment has been ordered and installation is in final Shop Drawing review phase, awhile, site concrete and structural work and demolition on the project, which was started in July, continues at the plant.

5. Ambler's MIPP – WWTP staff and EEMA are working through recommendations and comments on the Borough's Municipal Industrial Pretreatment Program (MIPP) from a periodic EPA audit in 2023, and more recently, those of its consultant and MIPP team. The team is evaluating issues, making recommendations, re-issuing specific permits, and is helping to implement a number of changes to the program. The team met with Jointure members and their engineers on inter-municipal communication, and otherwise continue to update the program to meet current needs.

If you have any questions, please do not hesitate to contact me.

Very truly yours,  
Environmental Engineering  
& Management Associates, Inc.

*Anthony L. Price*

Anthony L. Price, P.E.  
Principal Engineer

Cc: Jarrett Evans, AWWTP

**Parks & Recreation Committee**

October 1, 2024

Jen Henderson -Chair

Lisa Auerbach

Nancy Roecker Coates

David Hui

**OLD BUSINESS**

**NEW BUSINESS**

1. **LAWN MAINTENANCE CONTRACT**

The Lawn Maintenance contract expires at the end of the year. A new Bid document is being prepared.

**Salary & Personnel Committee**

October 1, 2024

Lisa Auerbach- Chair

Jen Henderson

Karen Sheedy

Elizabeth Iovine

**OLD BUSINESS**

**NEW BUSINESS**

1. **WATER VACANCY**

A recommendation is expected for the Water Operator 1 vacancy.

2. **EXECUTIVE SESSION**

An executive session is scheduled for 6:45 for a personnel issue.

3. **RESOLUTION 2024-13**

Recommend adopting the Attached Resolution 2024-13 recognizing Sal Boccuti for his service to the Borough.

4. **INTERIM FINANCE DIRECTOR**

Recommend appointing Nicholas C. Steiner to the position of interim finance director.

**Recommendations:**

1. Recommend appointing Nicholas C. Steiner to the position of interim finance director.
2. A recommendation is expected for the Water Operator 1 vacancy.





**BOROUGH OF AMBLER**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2024-13**

**A RESOLUTION RECOGNIZING**

**PLANNING COMMISSION MEMBER SAL BOCCUTI**

**WHEREAS**, Planning Commission Member Sal Buccuti has served the citizens of Ambler as an appointed Planning Commission member for over sixteen years from 2008 to 2024 and as a current member and former co-chair of the Borit Community Advisory Group (CAG) and;

**WHEREAS**, during his term of office, serving as a Planning Commission member Sal has assisted in the redevelopment and renaissance of the Butler Avenue corridor as a destination that has enhanced the quality of life, real estate values, job opportunities, and amenities for everyone in Amber; and

**WHEREAS**, serving as an appointed official at the local level is giving back to one's community in the truest form, as it involves no pay, very little thanks or appreciation, and more time and energy than most citizens realize, and

**WHEREAS**, after years of active and involved service to the citizens of Ambler, Sal has concluded his time on the Planning Commission in July 2024.

**NOW THEREFORE** be it resolved by all members of Council, for themselves and on behalf of the citizens of Ambler that the terms of office of Planning Commission Member Sal Buccuti are formally recognized and sincere thanks and appreciation are extended to him for his service to the community.

**SO RESOLVED** this 1<sup>st</sup> day of October, 2024.

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Jeanne Sorg Mayor