



## BOROUGH OF AMBLER

### COMMITTEE MEETING

June 5, 2018

7:00 p.m.

An introduction will be made to Salvatore Paone, Mayor of Maida and Marianna Pettinato, Town Councillor at the meeting. A formal presentation will be made at the Saint Francis Society Feast on June 10 at the Sons of Italy in Ambler where a Resolution will be presented.

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

**Public Safety Committee**

Tuesday, June 5, 2018

Mr. Zaccone (Chair)

Mrs. Deininger

Mrs. Siskind

**OLD BUSINESS**

1. **ST. MARY'S DEVELOPMENT**

The Borough has submitted a letter to PennDOT with documentation supporting a signal being warranted. With the future construction of the St. Mary's Villa project, the Borough requests PennDOT reconsider having the St. Mary's Villa project install this signal at Bethlehem and Lindenwold as part of their Highway Occupancy Permit.

2. **RED CROSS**

The Red Cross has schedule a blood drive at the Ambler Borough Hall Gym to be held Wednesday, June 13 (2-7 p.m.)

**NEW BUSINESS**

1. **PUBLIC WORKS & CODE REPORT**

The Code Enforcement report and Public Works report are **attached**.



**M K E S O M E N E  
W H L E A G I N**

**Without A, B & O, we can't save anybody. You are the #MissingType we need.**

# **Blood Drive Borough of Ambler**

**Gym  
131 Rosemary Ave  
Ambler, PA 19002**

**Wednesday, June 13, 2018  
2:00 PM to 7:00 PM**

To schedule an appointment, please  
visit [redcrossblood.org](http://redcrossblood.org) and enter Ambler.

Or call 1-800-RED CROSS  
(1-800-733-2767) Or Mary [maversa@borough.ambler.pa.us](mailto:maversa@borough.ambler.pa.us)



Scan to schedule  
an appointment.

**Schedule your blood donation appointment today.**  
#MissingType | [redcrossblood.org/missingtypes](http://redcrossblood.org/missingtypes) | 1-800-RED CROSS

## Borough of Ambler

### Code Enforcement Report for May 2018

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	7	8	4	8	9								36
Dumpster	0	1	2	1	4								8
Fire	0	0	0	0	1								1
Mechanical	3	3	1	3	8								18
Plumbing	7	5	3	6	4								25
Road Opening	1	118*	0	2	6								127
Use and Occupancy	0	0	4	0	0								4
Vendor Sales	0	0	0	0	0								0
Zoning	2	0	2	7	7								18
Rental Inspections	26	12	66	82	61								247
<b>TOTALS</b>	<b>46</b>	<b>52</b>	<b>82</b>	<b>109</b>	<b>100</b>								<b>484</b>

\*February Road Opening Permits number associated with the ongoing PECO service upgrades throughout the Borough

**Public Utilities Committee**

Tuesday, June 5, 2018

Mr. Pasceri (Chair)

Mr. Zaccone

Ms. Tomlinson

Mrs. Siskind

**OLD BUSINESS**

1. **WATER AUTHORITY**

The Borough is considering changing the status of the Water Department and form an Authority. The Solicitor will provide an update.

2. **WELL 8 PAVING**

Staff is obtaining quotes for the repaving of the Well 8 driveway.

**NEW BUSINESS**

1. **WWTP ENGINEER REPORT**

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

2. **WHITEMARSH FACILITY PIPE REPLACEMENT**

Piping will need to be replaced at Whitemarsh from the lower level to the clear well. Estimated cost is \$80,000. Staff will have a temporary fix (brace) installed and will have new piping installed in the fall (unbudgeted- estimated cost \$80,000) along with carbon media replacement (budgeted \$45,000).

3. **VALVE REPLACEMENTS**

Valves have been replaced at: N. Ridge & Race as well as at Alene & Bethlehem Pike.

4. **SYSTEM HYDRANT FLUSH**

Daytime system flushing has been rescheduled to occur this fall. Staff will post a daily flushing schedule on the Borough website and Councilmembers will be notified as to flushing in their wards.

5. **PENNA ESCROW AGREEMENT**

The Penna Escrow agreement for the Enclave at Lower Gwynedd (across from Bergey's Ford) has been received. Water Dept. will be providing water for the property.(**attached**)



May 31, 2018

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

Re: Status Report – May 2018

Dear Mary,

The status of current active projects is as follows:

- 1.) Wissahickon Creek TMDL – The work by Temple University is proceeding. Temple University has begun sharing some of the data collected over the past two years and some of their impressions of that data.
- 2.) NPDES Permit – PADEP is revising the draft NPDES permit for the Borough of Ambler WWTP based upon comments PADEP received from EPA. An aluminum limit is being proposed.
- 3.) NPDES Permit and TMDL Compliance– EEMA is working with WWTP personnel to prioritize repair, replacement and refurbishment of certain critical process related valves and pumps. To meet the total phosphorus limits proposed by DEP, all processes at the WWTP will need to perform optimally. EEMA is also investigating additional chemical storage, multiple chemical addition locations, and converting the digesters to aerobic digestion.
- 4.) Conversion of Digesters – EEMA is proceeding with the design to convert the digesters from anaerobic digestion (without air) to aerobic digestion (with air).
- 5.) Chemical Tank Product Conversion – The WWTP is now using PolyAluminum Chloride as the chemical utilized for phosphorus removal. EEMA is working with plant personnel to identify optimum dosing rates.

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

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

William A. Brown II, P.E.  
Principal Engineer

ESCROW AGREEMENT

THIS ESCROW AGREEMENT, made this 16<sup>th</sup> day of May, 2018, by and among 545 NORTH BETHLEHEM PIKE, LLC (hereinafter "Developer and Owner"); the BOROUGH OF AMBLER, County of Montgomery, Commonwealth of Pennsylvania (hereinafter called "Borough") and Ambler Savings hereinafter called "Escrow Agent").

WITNESSETH:

WHEREAS, Owner and Developer are the owner and developer of a certain tract of land located in the Township of Lower Gwynedd, Montgomery County, Pennsylvania to be known as the "Gwynedd Walk", located at 537, 545 and 601 North Bethlehem Pike, and

WHEREAS, Owner and Developer have entered into a Water Extension Agreement with the Borough dated May 16, 2018 under the terms of which Owner and Developer are causing to be installed certain water lines and pertinent facilities (hereinafter called "Water System") in accordance with requirements of the Borough; and

WHEREAS, Owner and Developer have earmarked certain construction funds with Escrow Agent in the sum of \$101,006.40 to cover the cost of installing and completing the water system; and

WHEREAS, Escrow Agent has agreed to hold such funds in said amount subject to the conditions set forth herein.

WHEREAS, Borough has agreed to the funds being held by the Escrow Agent subject to the conditions set forth herein.

NOW, THEREFORE, in consideration of the premises and of the mutual promises and covenants hereinafter set forth, the parties hereto, intending to be legally bound, do promise, covenant and agree with each other as follows:

1. Owner and Developer shall cause the Water System to be completed in accordance with the terms and conditions of the Water Extension Agreement dated ~~May 16, 2018~~ between the Owner and Developer and Borough.

2. Owner and Developer now have on deposit with Escrow Agent the sum of \$101,006.40 for the purpose of paying the costs for the completion of the Water System.

3. The sum held by Escrow Agent shall be subject to withdrawal on the signature of a designated official of the Borough.

4. The sum withdrawn from the escrow fund shall be used solely for the purpose of paying the costs of completing the Water System in accordance with the requirements of the aforementioned Water Extension Agreement.

5. From time to time, as work and services are completed during the construction of the said Water System, Borough shall authorize the release of funds upon presentation to Borough by Owner and Developer and approval by Borough of documentary evidence certifying the completion in stages of portions of the work and services. The release of funds at any one time shall not exceed ninety percent (90%) of the amount of any approved request for payment up to 90% of the total costs of the Water Project Costs as set forth in Schedule I and II to the Water Extension Agreement. Upon completion and approval of the said work, the balance shall be released by Borough except for the sum of \$13,773.60 representing fifteen percent (15%) of the cost of improvements, which shall remain with Escrow Agent to guarantee the maintenance for



the 18 month period provided for above. Or, in lieu of such escrow, Owner shall have the right to substitute a bond with approval of surety by Borough in said amount, whereupon the entire balance of the escrow shall be released. The owner and Developer have the further option of depositing with Borough an irrevocable Letter of Credit pursuant to the Pennsylvania Municipalities Planning Code.

6. The Escrow Agent shall not have any duty or responsibility with respect to the fund deposited hereunder other than to use reasonable care in the safekeeping thereof while in its custody. The Escrow Agent assumes no responsibility for the consummation of the provisions of the Water Extension Agreement or for the result of any act done for the purpose of carrying out same.

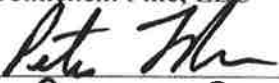
7. Borough shall have the right in its sole discretion to determine if Owner and Developer default or shall be in default in completing the Water System under the terms of the Water Extension Agreement, and if this determination is made by Borough, it shall have the right, upon written notice to Escrow Agent, to demand and receive the balance of the escrow account to be used for the completion of the Water System or for the payment of any costs related thereto. In the event of any such written demand upon the Escrow Agent, Escrow Agent agrees to forthwith transmit the balance of the funds on deposit to Borough without the necessity of obtaining any approval from Owner and Developer for the said payment. Upon payment thereof to Borough, Escrow Agent shall be released from any liability and connection therewith.

8. This Agreement shall be binding upon the parties hereto, their heirs, administrators, executors, successors and assigns.

9. In the event of any breach by Owner and Developer of the terms of this Agreement resulting in any liability on them, the Borough agrees, in the pursuit of the collection of payment for such liability to utilize the assets of Developer prior to that of Owner where reasonable to do so.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement the day and year first above mentioned.

545 North Bethlehem Pike, LLC

By:   
Name/Title: Peter F. Penna  
managing member

(SEAL)

BOROUGH OF AMBLER

Attest:

By: \_\_\_\_\_  
Frank DeRuosi, President

\_\_\_\_\_  
Mary Aversa, Secretary

**Finance & Planning Committee**

Tuesday, June 5, 2018

Ms. Tomlinson (Chair)

Ms. Di Pietro

Ms. McKenna Endicott

**OLD BUSINESS**

1. **BAMBOO ORDINANCE**

The Bamboo Ordinance to address the spread of bamboo in the Borough was advertised for adoption.

2. **BOROUGH PROFESSIONAL SERVICES**

The Committee is reviewing the draft Statements of Qualifications for professional services.

3. **FARMERS MARKET-SEPTA LEASE**

The SEPTA lease for the 2018 Farmers is attached; the lease requires an updated Map, A corrected Map is requested from SEPTA.

**NEW BUSINESS**

1. **BOROUGH ENGINEER'S REPORT**

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

2. **AMBLER LAKEVIEW**

Summit Realty made a presentation to Council on May 15<sup>th</sup> the proposed floodplain and floodway revisions for their proposed apartment project. (**attached**) They are requesting authorization to submit a letter of map revision to FEMA.

3. **CDBG GRANT NOTICE TO PROCEED**

CDBG has issued a Notice to Proceed for the Municipal Building Public Restrooms (Gym Wing) Project. Authorization is requested for the architect/engineer to prepare the bid documents and to advertise the project for bid. (**Attached**)

4. **2017 AUDIT**

Zelenkofske-Axelrod LLC has completed the 2017 municipal audit. (The Financial Statement is **enclosed**.) The Auditors will be at the meeting to discuss the audit.

5. **TWINSHIP RESOLUTION 2018-9**

A Resolution in recognition of the special relationship between residents of Maida, Italy and Ambler will be provided.

# AMBLER BOROUGH

## Status

Project No. Project Name

### Borough Engineer

2001-1010	TEA-21 - Ambler Streetscape 2002	Construction underway. Outstanding work includes: mill & overlay of Butler, signal activation, and 30-day test period.
2003-0122-01	Ambler-2013 NPDES MS4 Permit	NOI for 2018 Individual MS4 Permit submitted 9/16/17. Next Annual report due 9/30/18 for period 3/16/16 thru 6/30/18.
2006-08054	Pedestrian Sidewalk Upgrade Program	Plan revision underway for resubmission to DVRPC.
2012-12032	Caddick-AMA-Land Development	Conditional Use was not granted. Approval of final LD not granted. Review of new CU submission (dated 6/30/17) provided 9/13/2017.
2013-02020	Ambler Crossings	Construction underway.
2014-12015	St. Mary's Villa Residential Redevelopment - TIS	Lindenwold traffic counts obtained March 2018. Meeting with PennDOT, UDT, and Ambler to discuss potential signal at Lindenwold scheduled 6/7/18.
2017-01010-02	Ambler Traffic Signals	Revised RRFEB permit plans resubmitted to PADOT on 4/18/2018 to address review comments.
2017-01105	Ambler Borough 2017 Road Paving	Construction complete. Maintenance Bond Dated 10/31/2017. Maintenance period expires 5/28/18. Maintenance period expires 5/1/2019.
2017-09055	Bridge/Culvert Assessments	Load rating report of Hendricks/Rose Valley to be finalized. Condition assessment of Hendricks/Rose Valley & N. Ridge/ Rose Valley to be completed.
2018-01010	2018 Ambler Borough General Engineering Services	On going
2018-05050	Quinn - 325 Valley Brook Rd Zoning Permit Review	Zoning Permit review underway
<b>Sewer Engineer</b>		
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is under construction
2018-01050	2018 Ambler Borough General Sewer Service	On-going
<b>Water Engineer</b>		
2013-02020-02	Ambler Crossings - Water	Construction underway. Water Main is tested/complete
2016-04009	Maple Ave Water Main Replacement	Field survey completed. Awaiting further direction from Water Superintendent.
2017-01110	PWS Applications	Preparing PWS application for Well 8 minor permit amendment. On Hold. Awaiting direction from Water Superintendent.
2017-03065	Prophecy Creek Bridge	Assisting Water Dept. with review of County's plans for bridge replacement project and impact on existing water main. Currently inactive.

GILMORE & ASSOCIATES, INC.

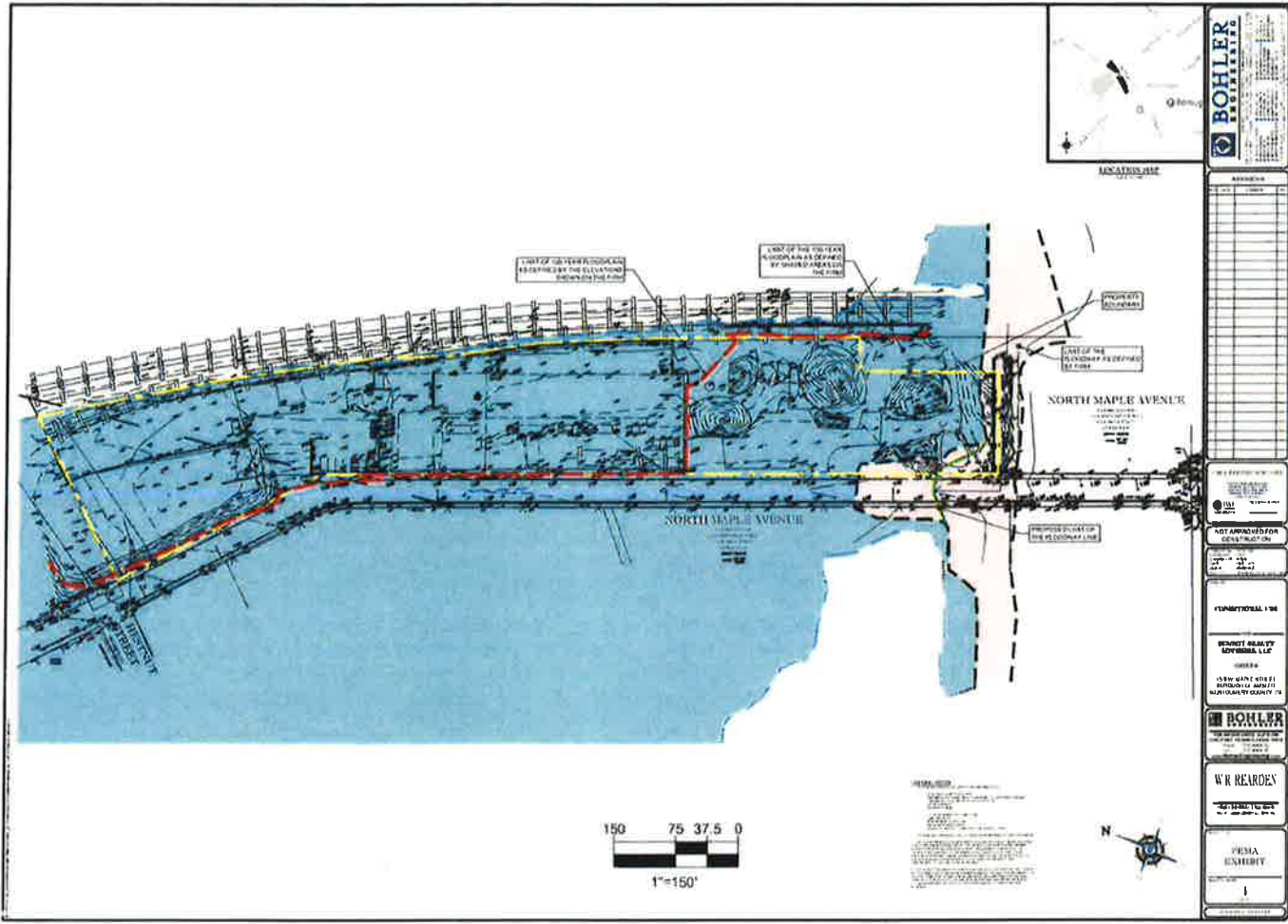
# AMBLER BOROUGH

Project No. Project Name

Status

## Water Engineer

2017-03128	Lafayette Ave. Water Main Replacement	Water main construction and testing complete. Final paving remains.
2017-11039	Houston Road Tank-AT&T Antennae Modifications	Plan review letter issued on 11/20/17.
2017-11058	Small Water & Sewer Grant Application	Grant application submitted to DCED on 2/22/18.
2018-01049	2018 Ambler Borough General Water Service	On-going
2018-01154	Gwynedd Walk (LGT)	Water main construction underway.
2018-01171	Mattison Estates (UDT)	Water plan review #1 letter issued on 4/17/2018.
2018-05094	Broad Axe Tank - AT&T Upgrades	Plan review underway.



**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311

610-278-3540

FAX: 610-278-3636 • TDD: 610-631-1211

WWW.MONTCOPA.ORG

EMMA W. HERTZ, MPA  
PROGRAM OFFICE ADMINISTRATOR

May 7, 2018

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

RECEIVED

MAY 8 2018

AMBLER BOROUGH

Re: Project No.: B-17-03-101  
Municipal Building Public Restrooms ABR

Dear Ms. Aversa:

This is to inform you that the Environmental Review Process for the above referenced project has been completed. As part of this review, we have evaluated the project for compliance with Section 106 of the National Historic Preservation Act of 1966. We have determined that this project is consistent with the No Effect Activities List for HUD Funded Projects developed by the Pennsylvania Historical and Museum Commission Bureau for Historic Preservation (BHP). Item numbers 11 through 18 of this list provide for repair, replacement, and rehabilitation of property interiors. (See List enclosed). If this project does not conform to these provisions or if you become aware, from any source, that the project will have an effect on any of these types of components you must notify our office immediately so that BHP can be contacted for further consultation.

The Borough can now begin to incur costs for this project. The Borough will be reimbursed by the Montgomery County Community Development Block Grant Program for 100% of the construction cost not to exceed the grant amount of \$70,425.00.

If you have any questions, please feel free to contact this office.

Sincerely,

Terence C. McMullen  
Deputy Director

TCM/

*We do business in accordance with the Federal Fair Housing Law  
Non-English speaking interpreter services are available upon request*

**Parks & Recreation Committee**

Tuesday, June 5, 2018

Ms. Hertz (Chair)

Mrs. Deininger

Ms. McKenna Endicott

**OLD BUSINESS**

1. **FRIENDS OF BOROUGH PARKS**

The committee is looking into various “Friends of Park” programs to gather information and possible program guidelines for Ambler Parks.

2. **SUMMER PROGRAMS AND EVENTS**

The Committee will be scheduling Yoga, Mindfulness and Movie Nights for the 2018 Season. The first movie is June 22, at Pickering Field at 8:00 pm showing “The Goonies”. **(Attached)**

**NEW BUSINESS**



AMBLER'S 2018 SUMMER

# MOVIE NIGHTS!

★ UNDER THE STARS ★

ADMISSION: FREE!



## THROWBACK THEME NIGHTS

Come enjoy these classic movies in the park with your family!

Get there early for...

**COSTUME CONTEST! PHOTOBOOTH!**

80s

90s



STEVEN SPIELBERG Presents  
**THE GOONIES** JUNE 22

A RICHARD DONNER Film

8 PM

Pickering  
Field



AUG 24

7:30 PM

Knight's  
Park

**BROUGHT TO YOU BY AMBLER BOROUGH  
PARKS & RECREATION COMMITTEE**

In the event of rain, the movie will be shown the evening scheduled in the Borough Hall Gym at 7:30 PM

**Salary & Personnel Committee**

Tuesday, June 5, 2018

Mrs. Deininger (Chair)

Mr. Pasceri

Mr. Zaccone

Ms. Di Pietro

**OLD BUSINESS**

1. **ENVIRONMENTAL ADVISORY COUNCIL**

Vacancies exist on the Environmental Advisory Council. Interested residents should forward a letter of interest/resume to the attention of the Borough Manager [manager@borough.ambler.pa.us](mailto:manager@borough.ambler.pa.us)

**NEW BUSINESS**

1. **PLANNING COMMISSION VACANCY**

Resident David Kralle has submitted a letter of interest for the vacant Planning Commission seat. **(Attached)**

2. **WWTP ASSISTANT SUPERINTENDANT**

The Vacant Assistant position has been advertised, resumes are being accepted.

3. **EXECUTIVE SESSION**

An executive session is requested for a personnel matter.

---

**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