



**BOROUGH OF AMBLER**

**COMMITTEE MEETING**

**November 7, 2018**

**6:30 p.m.**

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

**Public Safety Committee**

Wednesday, November 7, 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.

**NEW BUSINESS**

1. **PUBLIC WORKS & CODE REPORT**

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

2. **LINDENWOLD LOT**

Quotes are being requested for the replacement of the steps in the Lindenwold Lot. **(attached)**

## Borough of Ambler

### Code Enforcement Report for October 2018

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	7	8	4	8	9	9	9	11	19	15			99
Dumpster	0	1	2	1	4	4	3	1	1	3			20
Fire	0	0	0	0	1	1	0	0	0	0			2
Mechanical	3	3	1	3	8	4	2	8	6	4			42
Plumbing	7	5	3	6	4	4	3	2	2	6			42
Road Opening	1	118	0	2	6	2	2	3	1	0			135
Use and Occupancy	0	0	4	0	0	1	2	1	1	0			9
Vendor Sales	0	0	0	0	0	0	0	0	0	0			0
Zoning	2	0	2	7	7	7	7	4	3	1			40
Rental Inspections	26	12	66	82	39	39	34	64	27	29			442
<b>TOTALS</b>	<b>46</b>	<b>52</b>	<b>82</b>	<b>109</b>	<b>78</b>	<b>71</b>	<b>62</b>	<b>94</b>	<b>59</b>	<b>58</b>			<b>831</b>

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

**Public Utilities Committee**

Wednesday, November 7, 2018

Mr. Pasceri (Chair)

Mr. Zaccone

Ms. Tomlinson

Mrs. Siskind

**OLD BUSINESS**

1. **WATER AUTHORITY**

Council's PUC Committee members and staff met with our Harrisburg PUC Attorney and the Borough Solicitor to discuss operations options and the logistics of forming a Water Authority. The Solicitor is preparing a notice of action.

**NEW BUSINESS**

1. **WWTP ENGINEER REPORT**

The WWTP Engineer's report will be provided.

## **Finance & Planning Committee**

Wednesday, November 7, 2018

Ms. Tomlinson (Chair)

Ms. Di Pietro

Mrs. McKenna Endicott

### **OLD BUSINESS**

1. **PROFESSIONAL SERVICES RFQs**

Qualifications from professional services (Solicitor, Municipal Engineer, Wastewater Treatment Plant Engineer and Building Inspector) were received. The Council is reviewing the submittals. A meeting is scheduled to conduct interviews, this will not be a public meeting.

### **NEW BUSINESS**

1. **BOROUGH ENGINEER'S REPORT**

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

2. **BOROUGH PUBLIC WORKS ROOF**

The Public Works roof has begun to leak and is in need of repair. (**attached**)

3. **BOROUGH ZONING**

A recommendation to send draft ordinance language to the Borough Planning Commission to review and recommend language to address short term rental requirements and green improvement options when replacing Borough sidewalks or driveways and the like is requested. (**attached**)

4. **AMBLER BRANCH LIBRARY RENOVATIONS**

**Attached** is correspondence from the Library about their renovation project.

5. **ZONING HEARING BOARD**

The Borough received the following Zoning Hearing Board application. (**attached**)  
Rosemary Avenue – Garage for Vehicle Storage

# AMBLER BOROUGH

Project No.	Project Name	Status
<b>Borough Engineer</b>		
2001-1010	TEA-21 - Ambler Streetscape 2002	Construction underway. Outstanding work includes: pavement markings, SEPTA connection to signal, signal activation, and 30-day test period. Anticipate completion November.
2003-0122-01	Ambler-2013 NPDES MS4 Permit	NOI for 2018 Individual MS4 Permit submitted 9/16/17. Awaiting PADEP review of TMDL Strategy & PRP. 2018 Annual Status Report submitted to PADEP 9/28/18. Next Annual Status Report due 9/30/19 for period 7/1/18 thru 6/30/19.
2006-08054	Pedestrian Sidewalk Upgrade Program	Revised Safety Report submitted to DVRPC 8/29/18.
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. Escrow release for Phase 1 (Boiler House parking) provided 9/27/18.
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.
2017-01010-01	Ambler Pocket Park	Application to National Recreation and Park Association (NRPAA) 2018 Great Urban Parks Campaign (GUPC) submitted 8/1/18. Park design kick-off meeting held 8/31/18. Anticipate design completed for Spring 2019 construction.
2017-01010-02	Ambler Traffic Signals	RREB permit plans approved by PADOT. PW obtaining materials and planning for installation. Pole spot meeting to be scheduled with PADOT.
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 reports Hendricks/Rose Valley provided 7/31/18 & for N. Maple/Tannery Run provided 10/2/18.. Condition assessment of Hendricks/Rose Valley underway. Condition assessment of N. Ridge/Rose Valley to be completed. Visual assessment of Tannery Run underway.
2018-01010	2018 Ambler Borough General Engineering Services	On going
2018-05050	Quinn - 325 Valley Brook Rd Zoning Permit Review	Zoning Permit review provided 6/22/18 by email.
2018-08087	171 Rosemary Ave - Zacccone Motors	Review of concept plan provided 8/24/18. Pre-application meeting held 9/25/18 with applicant, engineer, & code officer. Application for LD received and review is underway.
2018-10097	44 & 48 Tennis Ave - FEMA/PEMA HMGF Demolition	Bid documents, MCCD & PADEP Chapter 106 permit applications preparation underway to allow demolition, stream encroachment, and site restoration
2018-11003	119 W. Butler Ave - Bank of America Drive-up ATM	Application received 11/1/18 and plan review underway.

**Sewer Engineer**

**GILMORE & ASSOCIATES, INC.**

# AMBLER BOROUGH

Project No.	Project Name	Status
<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
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.
2017-03128	Lafayette Ave. Water Main Replacement	Water main construction and testing complete. Final paving complete.
2017-11039	Houston Road Tank-AT&T Antennae Modifications	Plan review letter issued on 11/20/17.
2018-01049	2018 Ambler Borough General Water Service	Ongoing assistance concerning PFAS monitoring, providing information and responses to the public. Assisting water staff with water quality compliance monitoring and reporting.
2018-01154	Gwynedd Walk (LGT)	Water main construction and testing complete. 18 month maintenance period began 9/4/18.
2018-01171	Mattison Estates (UDT)	Water plan review #1 letter issued on 4/17/2018. Water tapping fee determination letter sent to Applicant on 7/11/18. Plan revisions and review on-going.
2018-05094	Broad Axe Tank - AT&T Upgrades	Plan review letter issued 6/19/18.
2018-09046	Houston Road Tank -- Sprint Modifications	Plan review underway.

**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](http://www.boroughofambler.com)



# Memorandum

To: Ambler Borough Council  
From: Glenn Kucher, Code Enforcement Officer  
Date: November 2, 2018  
Re: Short Term Rental Regulation

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Airbnb, HomeAway and similar website driven short term rentals have made renting out space all the more easier for your average property owner. While convenient for tourist and homeowners they also come with some headaches for cities, towns, and boroughs across the country. Many towns are regulating these short-term rentals or out right banning them.

The Borough may want to look into exploring either regulating or banning these short-term rentals so that in the future this does not become a problem. Some items to consider are below:

- Safety Inspection ?
- Registration fee ?
- Business Privilege Tax ?
- Limiting number of days a year for use ?
- Zoning District(s) ?
- Parking ?
- Banning ?

Looking on the websites there are currently maybe about three or four properties listed for short term rentals in the Borough. The Montgomery County Planner is working on providing sample Ordinance language from other Boroughs to assist with options for regulation. Let me know if you have any additional questions.



# Borough Of Ambler

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## Memorandum

To: Ambler Borough Council  
From: Glenn Kucher, Code Enforcement Officer  
Date: November 2, 2018  
Re: Green Building Regulations

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Local governments are increasingly incorporating green building regulations, incentives, and strategies into local planning and zoning efforts. To attract interested property owners the Borough could provide incentives to promote green building practices. Broadly categorized, incentives may be financial or nonfinancial. Financial incentives can come in the form of reduced permit fees. Doylestown Borough created a Green Points building incentive program that provides permit fee reductions or waivers if proposed buildings incorporate green building methods. Approximately 25 properties have utilized the program. The \$100 million Bucks County Courthouse participated in the program for a savings of approximately \$750,000—or half of the project's permit fees.

Non-financial incentives can also take a variety of forms. Some communities offer development bonuses such as increases in floor area ratio, building height, or density in exchange for meeting designated green building standards. Tredyffrin Township in Chester County, Pennsylvania provides for zoning bonuses in the form of modifications to building lot areas, building footprint, and building height in the Town Center Zoning District if a building meets or exceeds a LEED Silver rating.

Another area the Borough may want to consider is the way the Zoning Ordinance treats pervious and impervious surfaces so that individuals installing pervious surfaces establish credit for such surfaces towards meeting the impervious surface numbers. This needs to be better defined in order to provide relief for property owners as well as ensure that it paving stays pervious and functioning properly.

I have a lot of information regarding green ordinances and believe this would be beneficial to the Borough to incorporate language into its existing Zoning and Subdivision Land Development Codes. The Montgomery County Planner is working on providing sample Ordinance language from other Boroughs to assist with options for regulation.

**Parks & Recreation Committee**

Wednesday, November 7, 2018

Ms. Hertz (Chair)

Mrs. Deininger

Ms. McKenna Endicott

**OLD BUSINESS**

**NEW BUSINESS**

1. **FRIENDS OF PARKS**

An update will be provided on the recent meeting held to discuss the program options.

2. **PLASTICS ORDINANCE**

The Committee would like to explore plastics Ordinance in the Borough. They will work with the local businesses and explore options.

**Salary & Personnel Committee**

Wednesday, November 7, 2018

Mrs. Deininger (Chair)

Mr. Pasceri

Mr. Zaccone

Ms. Di Pietro

**OLD BUSINESS**

1. **ENVIRONMENTAL ADVISORY COUNCIL**  
Vacancies exists 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)
2. **EAC VACANCY**  
Peter Nyamu submitted the attached resignation from the EAC.
3. **CIVIL SERVICE RULES**  
The Civil Service rules will be forwarded once completed by the Committee.
4. **PARKING METER IMPROVEMENTS**  
The new parking meters will be installed in the Cavalier and Short Street Lot in the coming weeks.
5. **POLICE DEPARTMENT TESTING**  
Testing for a new patrolman will be scheduled.

**NEW BUSINESS**

1. **POLICE DEPARTMENT**  
An announcement will be made at 6:30 in reference to the hiring of a new Police Chief.
2. **SOCIAL MEDIA POLICY**  
The Committee will review various Social Media Policies and make a recommendation for Consideration.
3. **EMPLOYEE VACANCIES**  
Resumes were received for the Water and WWTP Positions.

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**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