



BOROUGH OF AMBLER

COMMITTEE MEETING

April 2, 2019

7:00 p.m.

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

Public Safety Committee

Tuesday, April 2, 2019

Mr. Zaccone (Chair)

Mrs. Deininger

Mrs. Siskind

OLD BUSINESS

1. **FIREWORKS UPDATE**

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.

NEW BUSINESS

1. **PUBLIC WORKS & CODE REPORT**

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

2. **RED CROSS BLOOD DRIVE**

Red Cross Blood Drive is scheduled for Monday, June 3rd (2 – 7 p.m.) in the Borough Hall Gym. An appointment to give may be made by going online to www.redcrossblood.org and entering the sponsor keyword 'ambler' or by calling 1-800-Red-Cross.

Public Utilities Committee

Tuesday, April 2, 2019

Mrs. Siskind (Chair)

Mr. Zaccone

Ms. Tomlinson

Mr. Pasceri

OLD BUSINESS

1. **WATER AUTHORITY**

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.

NEW BUSINESS

1. **WWTP ENGINEER REPORT**

The WWTP Engineer's report will be provided.

2. **MATTISON ESTATES – SITE BLASTING**

Water Dept. is looking at the possible consequences of DEP-approved blasting by the Mattison Estates Developer on the integrity of the wells at the Loch Alsh Reservoir and of the pipeline on Lindenwold. A public meeting will be held at the Fort Washington Fire House on April 4th at 7:00 p.m. to discuss the blasting. PA DEP and Rep Todd Stevens will be in attendance.

3. **PFAS TESTING**

Water Department recently voluntarily tested the water facilities for PFAS. The Water Engineer is reviewing test results which will be posted on the Borough website.

4. **WWTP FIBERGLASS TANK GRATING**

Fiberglass tank grating for over the UV System is in need of replacement. This is a priority safety issue. WWTP seeks authorization to order grating panels and will install the panels in-house. Quotes obtained are Grainger at \$11,698 (includes free shipping; WWTP staff would have to cut the panels to size); and Industrial Instruments & Supplies Inc. at \$10,885.64 (includes engineered drawings and factory pre-cut pieces).

Finance & Planning Committee

Tuesday, April 2, 2019

Ms. Tomlinson (Chair)

Ms. Di Pietro

Ms. McKenna Endicott

OLD BUSINESS

NEW BUSINESS

1. **BOROUGH ENGINEER'S REPORT**

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

2. **PARKING IMPROVEMENTS**

The Committee would like to discuss parking upgrades for 2019. Consideration of the following is requested.

- Increase fee from \$0.50 per hour to \$1.00 per hour
- Increase street metered parking time limit from 1 hour to 2 hours
- End free parking in December
- Maintain free parking from 12:00 - 2:00

3. **WISSAHICKON VALLEY LIBRARY-AMBLER BRANCH – TEFRA HEARING**

A TEFRA Hearing (Tax Equity and Fiscal Responsibility Act of 1982) will be scheduled for the April 16th Council Meeting concerning the School District taking a Bond Issue to borrow money for the WVPL-Ambler Branch renovations. Members of the public are invited to speak at the Hearing. An authorizing **Resolution** in support of the School District taking a Bond Issue will be provided for the April 16th meeting.

4. **GREEN BUILDING INCENTIVES**

Ambler's Planning Commission has reviewed and recommended green improvement options language for installing pervious pavement. **Attached**

5. **WIRELESS FACILITIES REGULATION**

Cohen Law Group has provided guidelines for local regulation due to the FCC's recent Third Report and Order of January 25, 2019. They recommend the Borough take action to amend its existing wireless ordinance and fee schedule to comply with the FCC order as well as develop design requirements for wireless facilities in the rights-of-way to prevent aesthetically obtrusive facilities. **Attached**

6. **SWAGIT WEBSITE VIDEOS**

Staff has obtained a quote from our website video provider to enable the Borough to display Planning Commission Meetings plus an additional 13 Special Meetings per year on the Borough website. The annual cost for this service would increase from \$3,000 to \$6,000. **Attached**

7. **AMBLER BOROUGH HISTORICAL COMMISSION**

Committee will consider creation of a Historical Architectural Review Board (HARB) or Historical Commission. **Attached**

8. **CITIZENS CLIMATE LOBBY**

Citizens Climate Lobby (CCL) is a non-profit, grassroots organization that organizes citizens to work towards climate solutions. CCL would like Ambler Borough's support in asking our federal representative, Madeleine Dean, to cosponsor and vote on a bill currently in the House of Representatives that would address climate change. CCL will do a short presentation to Council this evening. More info on the bill that CCL is supporting is here: <https://energyinnovationact.org/how-it-works/> .

9. **FEMA PROJECT DEMOLITION**

The demolition is complete on Tennis Avenue. The Borough will work with the County for a landscape plan and Council will determine future use for the site.

AMBLER BOROUGH

Project No.	Project Name	Status
Borough Engineer		
2001-1010	TEA-21 - Ambler Streetscape 2002	Construction underway. Outstanding work includes: SEPTA connection to signal, signal activation, and 30-day test period. Awaiting schedule from SEPTA Re: design work to be completed.
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 approved by PADOT. Revised Traffic plans submitted to DVRPC 2/7/19.
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	E&S application submitted to MCCD 1/31/19. Joint Permit application submitted to PADEP on 2/21/19.
2017-01010-02	Ambler Traffic Signals	RRFB permit plans approved by PADOT. PW obtaining quotes for installation of pole foundations.
2017-01105	Ambler Borough 2017 Road Paving	Construction complete. Maintenance Bond Dated 10/31/2017. 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.
2018-08087	171 Rosemary Ave - Zaccone Motors	Conditional preliminary/final approval granted at 5/19/19 Council meeting. Applicant notified by letter dated 3/22/19.
2018-10097	44 Tennis Ave - FEMA/PEMA HMGP Demolition	Contract awarded to BRB Contractors. Demolition underway. To be completed by March 26th.
2018-11003	119 W. Butler Ave - Bank of America Drive-up ATM	Review of land development application provided 12/8/18.
2019-01010	2019 General Services	
2019-03029	Wissahickon Library Bldg Addition	Review letter provided 3/21/19. Applicant was before PC on 3/26/19.
Sewer Engineer		
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is under construction
2019-01050	2019 Ambler Borough General Sewer Service	On-going
Water Engineer		

GILMORE & ASSOCIATES, INC.

AMBLER BOROUGH

Project No.	Project Name	Status
Water Engineer		
2012-10043	Loch Ash Dam Annual Inspections	Annual inspection report submitted to DEP on 1/23/19.
2013-02020-02	Ambler Crossings - Water	Construction underway. Water Main is tested/complete
2017-03065	Prophesy 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	Project complete. 18 month maintenance period began 12/18/18.
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 shop drawings submittals under review. Preconstruction meeting being scheduled.
2018-09046	Houston Road Tank – Sprint Modifications	Plan review comments issued 3/14/19; resubmission required.
2019-01049	2019 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.
2019-01134	DRBC Docket Renewal	Docket renewal application submitted 3/1/19.
2019-01169	Butler Pike Water Main Replacement	Design activities underway.
2019-02012	Houston Road Tank/Venzon	Plan review letter issued 3/25/19 recommending acceptance of proposed work.
2019-02097	PWS Applications for Wells 4 and 8	Working with Water Superintendent to complete permitting for iron/manganese treatment.

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 28, 2019

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

Re: Green Building Incentives

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review and recommend language to incentivize green improvement options for installing pervious pavement. The Planning Commission reviewed several ordinances provided by the County Planner and the Zoning Officer. After lengthy discussion and review the Planning Commission found the following possible incentives in order to assist in attracting interested property owners to promote sustainable building practices:

- Reduction in permit fees or permit fee rebates (Doylestown Borough has a point-based system for a reduction in permit fees – although typical driveway or sidewalk permits in Ambler range from \$54 to \$179 and a reduction may not be major deciding factor if the rebate or reduction is not a big difference)
- Density bonuses for building height, floor area ratio, lot areas, etc. (Philadelphia allows for additional units or stories based upon sustainable building practices for large scale developments – although Ambler does not have the land for projects that would be able to take advantage of these opportunities)
- Increasing impervious surface percentage numbers for pervious surfaces (If the maximum impervious for the specific property is for example 45% allow for an additional 5% if the owner is installing pervious surfaces)

The Planning Commission is aware of the importance of many issues involving green building. Therefore, if Council has another issue it would prefer the Commission begin evaluating, kindly advise. Thank you for your consideration in this matter. If you have any questions, please do not hesitate to contact our Chairman, Robert Lagreca. Otherwise, we will await further direction from Council.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

walkers, bicyclists, and joggers. A number of such roads exist in the Borough.

- **EDGEWOOD DRIVE** - Borough Park to Cove Road. This road segment follows the open space along Rose Valley Creek, and in particular Borough Park, providing views of the steeply sloped woodlands.
- **HENDRICKS STREET** - Belmont Avenue to Tennis Avenue. This part of Hendricks Street takes the traveler into the Rose Valley Creek area from high points at Belmont Avenue and Tennis Avenue. In both directions, it provides scenic views into the creek corridor and its water, woodland, and steep slope natural features. In addition to Borough Park, key to this view is existing open space on private property on the north side of the street.
- **VALLEYBROOK ROAD** - As its name suggests, this road follows a valley, specifically along Rose Valley Creek. The views here are nearly at creek level, rather than provided from surrounding ridges. The heavy woodlands along the creek corridor border the edge of the road in this area, providing a distinctive visual atmosphere for the observer.
- **GLEN MAWR DRIVE** - north to Valleybrook Road. The moderately steep slopes in this area provide pleasant views of the Rose Valley Creek corridor, particularly of the open space fronting on Valleybrook Road.
- **FOREST AVENUE**—Walnut Lane to Ridge Avenue. Starting at the top of the ridge near Walnut Lane, this road segment provides views to the north and west, toward Borough Park. Due to development along both sides of the road, no significant areas of open space exist, nor does it appear that any can be created at this time.
- **REIFF'S MILL ROAD**—Belmont Avenue to Tennis Avenue. This segment looks over the Rose Valley Creek, in the vicinity of the historic Mary Ambler house, with scenic views of surrounding woodland, Borough-owned open space, and to the west, a distant view of the former reservoir area.
- **EUCLID AVENUE**—Scenic elements of this road

are large mature street trees and large, older homes with some common architecture along the north side.

- **MATTISON AVENUE**—North Street to Bethlehem Pike. Large, mature street trees line both sides of this portion of Mattison Avenue, creating a tunnel-like effect of overlapping tree canopy. This consistent and unified appearance combines with the large older homes to create a very scenic atmosphere.
- **NORTH STREET**—Euclid Avenue to Mattison Avenue. This block contains good vegetation on both sides of the road, including mature trees, and ties in well with the Mattison Avenue block described above.
- **ROSEMARY AVENUE**—North Street to Bethlehem Pike. Like other blocks in this part of the Borough, the scenic quality of this area is tied to its large, mature street trees along the north side. This row of trees creates a pleasant visual guide around the corner to the intersection with Church Street.
- **TRINITY AVENUE**—Church Street to Park Avenue. These two blocks contain numerous mature street trees on the south side that create a consistent, unified appearance and lead into space views of nearby Pickering Field.

HISTORIC AND CULTURAL RESOURCES

Since Ambler is an older, developed Borough, it has many historic resources located within its borders. The historic resources include four resources certified Eligible for the National Register of Historic Places as well as other noteworthy homes, industrial and commercial buildings, and churches. Many of the historic structures in the Borough were built by the Keasbey & Mattison company (see "Historical Background", Chapter 1). Figure 4.6 maps the location of historic resources described below.

SITES ELIGIBLE FOR THE NATIONAL REGISTER

Sites on the National Register are those that are considered nationally to be worthy of preservation on the basis of their historical, architectural, archeological, or cultural significance. In Ambler the following sites have been certified by the Pennsylvania Historical and Museum Commission as Eligible for the National Register:

1. The Ambler Borough Commercial Historic District (1-12 West Butler Avenue and 1-170 East Butler Avenue)
2. The former North Pennsylvania Railroad (Philadelphia to Bethlehem)
3. The former Keasbey & Mattison Boiler Plant, 201 South Maple Street
4. The former Forest Avenue School at 45 Forest Avenue (now the Senior Adult Activity Center)

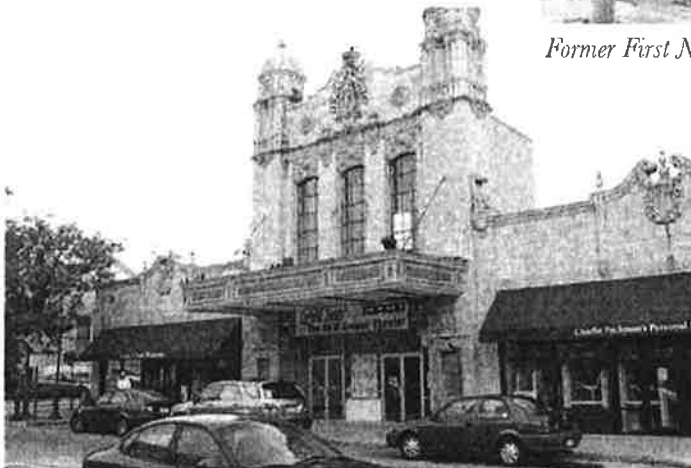
rescue operations during the train wreck of 1856, Mary Ambler opened up the house as a temporary hospital for victims. In 1869 the North Pennsylvania Railroad changed the name of Wissahickon station to Ambler in her honor. The town was then named for her. The house

SELECTED HISTORIC RESOURCES

The 1995 Open Space Plan noted some of the most significant historic sites in the Borough. They are:



Former First National Bank of Ambler (1923)



Ambler Theatre (1928)

retains many early features such as pegged woodwork, a large fireplace, a bake oven, and an early well with pump. It is currently a private residence.

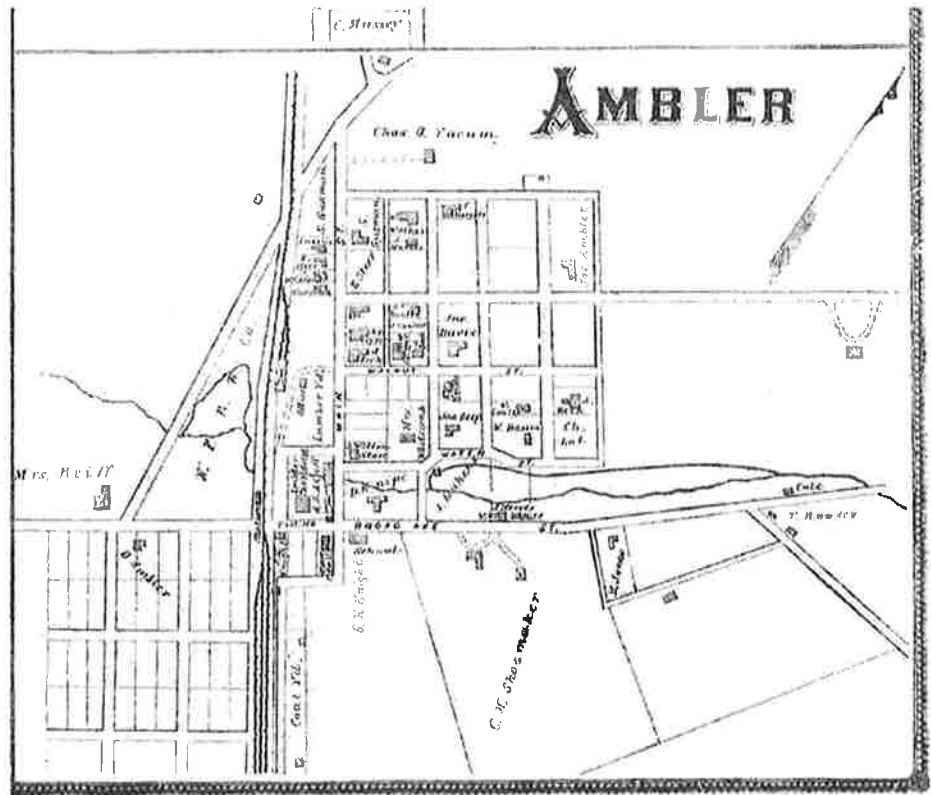
7. (Former) Ambler Southbound Railroad Station (Butler Ave.; one-story frame built 1888). It is currently used as a restaurant.
8. Keasbey & Mattison Co. Garage (Butler Ave. & Chestnut St.; 1-story brick built 1875-1880). Part of the Keasbey & Mattison indus-

5. Ambler Theater—108 E. Butler Ave. (1928). The 1,200-seat theater declined beginning in the 1970s. It was elaborately restored and opened again for business in 2003.
6. Mary Ambler Homestead (Main St. and Belmont Ave.; 2.5 story stone, built 1715, 1765, 1831). This is the oldest standing house in the Borough. Assisting with



Former Keasbey & Mattison Company Garage (1875-1880)

Figure 4.7
Historic Map of Ambler, 1877



From ATLAS OF MONTGOMERY COUNTY by J. D. Scott, 1877

27

trial complex, this building originally housed company vehicles. Architecturally, the building is unique and probably was the work of local artisans. It's currently used for auto sales and repair.

9. Evan Ambler House and Store (Butler Ave. & Main St.; 2-story stone built 1840-1850). Hidden behind 20th century facades, this Victorian, mansard roof house was built by Evan Ambler, known as "Doc Ambler" because he was the seventh son of Andrew and Mary Ambler. He operated a general merchandise store.
10. Sunnyside Academy/Joseph Wilson's Store (Butler Ave. & Main St.; 3-story stone/frame built 1826). Built in the Federal architecture style, this building was constructed by merchant Joseph Wilson to house his general merchandise store. In 1870 the Ambler Post

Office occupied the store and the upper floors were rented to the Knight sisters, who operated a prestigious private boarding school until 1903.

11. Wyndham Hotel (Butler Ave. & Spring Garden St.; 3-story stone/frame built 1893). Built by John D. Cooper, the house contained 45 rooms (28 bedrooms) and is an example of Queen Anne Victorian architecture. A stable for 40 horses once stood in the rear of the property. Currently the building is vacant.
12. Ambler Post Office/Borough Hall (Butler Avenue and York Street; built 1939). Built in the Colonial Revival style, the post office was here from 1939 to 1990, when a new post office was constructed. It is now used as Borough Hall.
13. Deck's Hardware Store (Main St. and Race St.; 3-story frame built 1880). This building was

originally a tinsmith's shop owned by Harry Reed. J. Deck and Sons purchased the business and expanded it into hardware supplies around 1915. It remains in business.

14. Whitcomb House (Main St. opposite Forest Ave.; 2.5-story built 1840-1850). Built by Jonathan Lukens in the vernacular style of Victorian architecture, this house was part of the first commercial housing development in Ambler. In 1888 it was owned by the Whitcomb family. It is presently a private residence.
15. Jonathan Lukens Home (Main St. opposite Belmont Ave.; 2.5-story frame built 1840-1850). This house was built and owned by Jonathan Lukens, a pioneer in Ambler development. At various times, he owned a lumber and coal yard, sawmill, and clover mill and speculated in land and real estate. Today it is a private residence.
16. Korean Presbyterian Church (Forest Ave. & Spring Garden St.; stone built 1894). Formerly the Mt. Pleasant Baptist Church, this structure was built in the Victorian Gothic style.
17. Henry Keasbey House (217 Mt. Pleasant Ave.; 3-story stone built 1882). This Victorian house was the only Ambler residence of Henry Keasbey of Keasbey & Mattison Co. He resided here for only a short time before moving to France.

HISTORIC RESOURCE COMPREHENSIVE SURVEY OF AMBLER BOROUGH

The Historic Resource Comprehensive Survey was completed by the Wissahickon Valley Historical Society and the Conservancy of Montgomery County in 1999, with funding from the Pennsylvania Historical & Museum Commission (PHMC) and the Arcadia Foundation. The purpose of the survey was to identify those resources built before 1940 within the Borough of Ambler.

The survey recorded information about 912 historic resources and recognized the major influence Keasbey & Mattison had on the construction of housing and commercial buildings in the Borough. The report emphasized the architectural value of many of the Borough's structures, and noted there are examples of Colonial Revival, Beaux Arts, Italianate, Tudor, Victorian, Bungalow,

Craftsman, and Queen Anne architectural styles in the Borough.

The report's recommendations included establishing National Register and local historic districts. The report stated this would protect buildings from demolition and insensitive alterations and attract investors who can benefit from rehabilitation tax credits for renovating historic income-producing properties.

In addition to properties already mentioned in this chapter, some of the more notable properties the survey documented included:

18. Ambler Trust Company building, 1 West Butler Ave., 1917. Colonial Revival brick structure used as a bank from 1917 to c.1960. Now a house and garden accessory store.
19. Bell Telephone Exchange/Old Borough Hall, 31 E. Butler Ave. (1906-07). This Colonial Revival structure is now utilized for office space.
20. First National Bank of Ambler (1923), 30 E. Butler Ave. This building constructed in the Richardsonian vernacular style is now used as a professional office.
21. Reiff's Mill, 302-304 W. Butler Ave., 1731-47. Former colonial revival grist mill owned by Joseph Reiff, now twin residential units.
22. Northbound Ambler Railroad Station (1888). Now serves as miniature train store.
23. Lewis Ambler House (3 Reiff's Mill Road, at Main Street). This house, constructed 1844, and the .11 acre parcel it sits upon borders Borough public open space on the triangle of land bounded by Main Street, Reiff's Mill Road, and Tennis Avenue. It is currently in residential use.
24. Joseph Haywood House (250 North Bethlehem Pike)—Now the Artman Lutheran Home, this large, architecturally attractive house on Bethlehem Pike was constructed as the home of Joseph Haywood, an early Borough Councilman.

The report also noted the significance of 219 Race Street, c.1960, designed by renowned architect Robert Venturi.

Parks & Recreation Committee

Tuesday, April 2, 2019

Ms. Hertz (Chair)

Mrs. Deininger

Ms. McKenna Endicott

OLD BUSINESS

1. **PLASTICS ORDINANCE**

The Committee would like to explore a possible Plastics Ordinance in the Borough. They will work with the local businesses and discuss options .

2. **BIKE SAFETY**

The Borough held a training session for cycling safety for ages 10-15.

3. **EAC WORKSHOPS**

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 workshop is at Earth Fest on April 13 - 10am at Ambler Borough Hall. EAC update.

NEW BUSINESS

1. **YMCA KNIGHT PARK SUMMER CAMP**

Camp registration is May 1st (5-7 p.m.) at Ambler Borough Hall or parents may register at the Ambler YMCA starting May 2nd. Camp will run June 17th – July 26th from 8:30 a.m. – 4:00 p.m. Monday through Friday. Camp fee is \$45 per week per child. Proof of Ambler Borough residency required.

Salary & Personnel Committee

Tuesday, April 2, 2019

Mrs. Deininger (Chair)

Mr. Pasceri

Mr. Zaccone

Ms. Di Pietro

OLD BUSINESS

1. **ENVIRONMENTAL ADVISORY COUNCIL**

A vacancy 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

NEW BUSINESS

1. **SOCIAL MEDIA POLICY**

The Committee will review Social Media Policy/Code of Conduct Policy and make a recommendation for adoption.

2. **PUBLIC WORKS VACANCY**

Resumes were requested for the soon-to-be vacant highway laborer position.

3. **WATER OPERATOR I POSITION**

Water Department will advertise and interview for the soon-to-be vacant Water Operator position.

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