



BOROUGH OF AMBLER

COMMITTEE MEETING

May 5, 2020

7:00 p.m.

DRAFT ZOOM Meeting –Rules & Protocol May 5, 2020

Borough Council will conduct its May Committee Meeting via Internet vehicle 'ZOOM' on Tuesday, May 5 at 7:00 p.m. For the safety of Ambler residents, Borough Hall will be closed. A video of the virtual meeting and draft meeting minutes will be posted on this website for the public the following day. The Borough Manager is making the meeting Agenda available for review by the public. Please feel free to read through the Agenda and provide feedback or make an inquiry on any Agenda items. You may email the Borough Council President Frank DeRuosi at fderuosi@borough.ambler.pa.us until Tuesday May 5, at 4:00PM so that Council may consider your comments or address a question from the public during the ZOOM Meeting.

MEETING PROCEDURES

1. All participants, except for the Borough Council, Borough Manager, Borough Solicitor, Borough Police Chief, and invited Borough Staff will be muted with video camera/web camera turned off automatically upon entry to the virtual meeting.
2. Only during the Public Comment section will participants be unmuted by the Borough Zoom administrator.
3. There will be a Public Comment section at the end of the meeting before any vote by Council.
4. The Public Comment section will begin with the Council President reading aloud the comments that were emailed to the Borough ahead of this meeting. Each emailed comment must include the first & last name of the resident, as well as their address. The Council will discuss each comment individually.
5. Participants who wish to speak during the Public Comment section will be instructed to press the "Raise Your Hand" button on the "Participant" screen, which can be found by pressing the "Participants" button on your screen.
6. One by one the Borough Zoom administrator, will call on each participant with their virtual hand raised. That participant will be unmuted. That participant will have 15 seconds to respond to being called on. If there is no response, the next person "in line" will be called on.
7. It is asked that anyone who speaks during the Public Comment section announce their first and last names, as well as their home address. After the discussion, that participant will be muted.
8. The Council President, at any time reserves the right to mute a participant, end the video stream of a participant, or terminate/end the meeting at his discretion, due to hackers, inappropriate language, or any other activity the Council President deems inappropriate.
9. We ask for everyone's patience and understanding as we navigate through these unprecedented times and work through our first virtual public meeting.

Public Safety Committee

Tuesday May 5, 2020

Erin McKenna Endicott - Chair

Glynnis Siskind

Sara Hertz

Nancy Deininger

1. **PUBLIC WORKS & CODE REPORT**

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

2. **JUNE MEETING SCHEDULE**

The June Committee meeting is scheduled on the same day as the elections, June 2.
A decision is requested to change the meeting to June 3, 2020.

3. **RED CROSS BLOOD DRIVE**

The Red Cross Blood Drive is scheduled for June 1, 2020 from 2-7pm at Borough Hall.

4. **DECLARATION OF DISASTER EMERGENCY**

A recommendation is requested to adopt the **attached** Emergency Declaration.

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA**

DECLARATION OF DISASTER EMERGENCY

WHEREAS, on or about **Tuesday, May 5, 2020**, a viral pandemic continues to cause or threatens to cause injury, damage and suffering to the persons and property of Borough of Ambler, Montgomery County, Pennsylvania; and

WHEREAS, the pandemic has the ability to endanger the health, safety and welfare of a substantial number of persons residing in Ambler Borough, and threatens to create problems greater in scope than Ambler Borough may be able to resolve; and

WHEREAS, emergency management measures are required to reduce the severity of this disaster and to protect the health, safety and welfare of affected residents in Ambler Borough.

NOW, THEREFORE, we, the undersigned Borough Council President and Mayor of Ambler Borough, pursuant to the provisions of Section 7501 of the Pennsylvania Emergency Management Service Code, (35 PA C.S., Section 7501) as amended, do hereby declare the existence of a disaster emergency in Ambler Borough.

FURTHER, we direct the Ambler Borough Emergency Management Coordinator to coordinate the activities of the emergency response, to take all appropriate action needed to alleviate the effects of this disaster, to aid in the restoration of essential public services, and to take any other emergency response action deemed necessary to respond to this emergency.

FURTHER, given that Ambler Borough is responsible for the maintenance of a potable water distribution system and a wastewater treatment plant which serve the people of Ambler Borough and surrounding townships, we direct and authorize Ambler Borough staff to coordinate and undertake all activities deemed necessary to provide these essential public utility services.

STILL FURTHER, we authorize officials of Ambler Borough to act as necessary to meet the current exigencies of this emergency, namely: by the employment of temporary workers, by the rental of equipment, by the purchase of supplies and materials, and by entering into such contracts and agreements for the performance of public works as may be required to meet the emergency, all without regard to those time-consuming procedures and formalities normally prescribed by law, mandatory constitutional requirements excepted.

This declaration shall take effect immediately upon adoption on this **5th day of May 2020**.

Frank DeRuosi, Ambler Borough Council President

Jeanne Sorg, Ambler Borough Mayor

Mary Aversa, Secretary

Public Utilities Committee

Tuesday May 5, 2020
Glynnis Siskind – Chair
Brooke Marshall
Haley Welch
Jen Henderson

OLD BUSINESS

NEW BUSINESS

1. WWTP ENGINEER REPORT

The WWTP Engineer's report will be provided.

2. Military Installation Remediation and Infrastructure Authority ("MIRIA")

MIRIA is a municipal authority formed by Horsham Township in conjunction with the passage of PA 2019 Act 101. This legislation by statute provides for the utilization of PA State Tax Revenue generated from certain parcels in Horsham Township to be available to MIRIA to reimburse municipalities or municipal water authorities and their customers for surcharges and costs related to remediation of PFAS contamination in drinking water as a result of the presence of a former military installation. Authorization is requested to adopt a resolution for participation and approval of a grant application including the match to be submitted by May 15, 2020. (**attached**)

3. DEMAND RESPONSE

The WWTP is working with Tradition Energy for the Demand Response program. They will provide certain energy procurement advisory services and obtain quotes for our energy needs. The current contract expires May 30, 2020. **All demand response programs will not allow entry into the program after May 14th.** Authorization is requested to participate and work with Tradition Energy for the Demand Response Program. (**attached**)

**BOROUGH OF AMBLER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2020-04

AN AUTHORIZING RESOLUTION FOR APPLICATION TO MIRIA

Ambler Borough Council, the governing body of Borough of Ambler, does hereby authorize the Borough of Ambler on behalf of the Ambler Borough Water Department, to make application to and submission of a Military Installation Remediation and Infrastructure Authority (MIRIA) Grant Application specifically for the **Wells 6 & 7 PFAS Treatment Project**.

Ambler Borough Council further recognizes the requirement of the municipality to make contributions to MIRIA each year to be eligible for grant monies and as such Borough Council authorizes a Local Effort contribution in the amount of **\$90,000** for the purpose of submitting the aforementioned grant application.

SO RESOLVED, this 5th day of May 2020.

Frank DeRuosi, Borough Council President

Mary Aversa, Secretary

MILITARY INSTALLATION REMEDIATION AND INFRASTRUCTURE AUTHORITY
("MIRIA")

MIRIA MUNICIPAL AND MUNICIPAL AUTHORITY GRANT APPLICATION

1. **ELIGIBLE APPLICANTS:** Act 101 of 2019 provides that the only eligible applicants to receive funding from MIRIA Tax Revenue Funds available under the Military Installation Remediation Program, are Municipalities or Municipal Authorities.

Applicant: Ambler Borough
Address: 131 Rosemary Avenue, Ambler, PA 19002
Primary Contact: Mary Aversa, Borough Manager
Email: maversa@borough.ambler.pa.us
Phone: 215-646-1000

2. **ELIGIBLE PURPOSES OR PROJECTS:** Available PA State Tax Revenue Funds made available to MIRIA by statute, after the cost of MIRIA operating expenses, may be used (to the extent such funds are available), for any of the following;
- 1) To offset a surcharge applied to customers of a water provider relating to the cost of remediation relating to per- and polyfluoroalkyl ("PFAS") substances present in the drinking water related to the presence of a former military installation.
 - 2) To offset an amount attributable to an amount billed to customers of a water provider relating to the costs of remediation relating to PFAS substances present in drinking water related to the presence of a former military installation.
 - 3) To offset the cost of connecting a residence with a private well which is impacted by the presence of PFAS substances in drinking water related to a former military installation to a public water supply.
 - 4) Amounts available in excess of grant applications related to PFAS remediation activities for purposes and projects related to 1, 2 & 3, to the extent that such funds might be available, may be used for; i) The transportation infrastructure and economic development costs within Horsham Township to encourage redevelopment of the former NAS-JRB Willow Grove property; ii) The payment of debt service on bonds issued or refinanced for the acquisition, development, construction, including related infrastructure and site preparation, reconstruction, renovation or refinancing of a project under subparagraph 4 (i).

3. AMOUNT REQUESTED AND PROPOSED USE OF GRANT FUNDS

A). MIRIA Grant Amount Requested: \$ 270,000
(In an effort to insure that MIRIA is able to distribute awards equitably, the amount requested, and the corresponding amount of local effort is subject to review and adjustment by MIRIA)

B). Proposed Use of Grant Funds:

Funding will be used to install piping from two Ambler wells containing PFAS to a PFAS treatment system located at a nearby well. The project includes approximately 1,200 feet of 6" ductile iron raw water piping from existing well houses to a proposed treatment system. Also included in the project are two replacement water services for existing residential customers whose services currently exist on water main from the well houses that are not treated for PFAS. Construction of the proposed PFAS treatment system is being funded through a recently awarded PFAS grant from the Pennsylvania Department of Environmental Protection. By completing the piping project proposed for this grant, Ambler would provide PFAS treatment to three (3) of its wells which include PFAS levels among the highest levels of PFAS in its supply system (PFOS/PFOA levels ranging from approximately 17 - 23 ppt). This project would allow approximately 300,000 - 400,000 gallons per day of PFAS-treated water to be provided to Ambler's customers without requiring construction of an additional treatment system. The three wells that would be provided treatment following construction of the treatment system and the piping associated with this grant application are highlighted on the attached Ambler PFAS Treatment Evaluation. A map showing the location of the three wells, as well as the residents requiring new water services as part of the project, is also attached.

4 CONTENTS OF APPLICATION

Applicants shall submit with this application the following:

- a. In the case of municipal authorities, Articles of Incorporations, or in the case of municipalities, a certification from the municipal solicitor that the municipality is a municipal corporation duly organized and existing under the Constitution of the Commonwealth of Pennsylvania (the "Commonwealth") and all other laws of the Commonwealth.

- b. In the case of applications for grant funds to offset surcharges applied to customers, certification from the Chief Executive Officer or Chief Financial Officer of the amount of the surcharges imposed by customers as a result of PFAS contamination.
- c. In the case of applications for grant funds to offset amounts billed to customers relating to the cost of PFAS remediation, certification from the Chief Executive Officer or Chief Financial Officer of the amount billed to customers relating to the costs of remediation of PFAS.
- d. In the case of applications for grant funds to offset the cost of connecting to the public water system a residence (or residences) with a private well(s) which is impacted by PFAS, test results showing that the contamination levels in the private well, or, in the case of a multi-dwelling connection project, in a majority of private wells connected as part of the a single project, exceed the average PFAS in the public water system.
- e. For all grant applications related to PFAS remediation, all information and evidence available to demonstrate that the PFAS contamination remediated, or proposed to be remediated is the related to the presence of a former military installation.
- f. In the case of applications for grant funds to fund transportation infrastructure and economic development costs, or bonds related thereto, Horsham Township shall provide all information and evidence available to show that the projects for which grant funds will be used will encourage redevelopment of NASJRB.
- g. For all grant applications, the applicant shall demonstrate that the grant funds will be used, designated for use, or budgeted by December 31 in the calendar year in which the application is made.
- h. The amount of money expended on PFAS remediation to date, with sufficient detail to support or verify costs.
- i. Expected future remediation costs, including the cost of continued water filtering, itemized in reasonable detail.
- j. Cost of connecting private wells to the public water system to date.
- k. Estimated cost of future connections of private wells to the public water system, in reasonable detail.
- l. Detailed list of costs reimbursed to the applicant by PennVest, the U.S. Department of Defense, U.S. Navy, Air National Guard or any other reimbursement source other than customers or rate-payers. It is not the intent of MIRIA to require voluminous detail; if there are any questions as to the information required, please contact MIRIA staff for clarification.

5. LOCAL EFFORT

Applicants shall provide the MIRIA with a resolution of available commitment and available funds as part of the submission of the application. Act 101 of 2019 limits the amount of the grant award to 500% of the local effort of each applicant. Unfortunately, MIRIA cannot predict whether the tax revenue received from the state will allow an award of 500% of the local effort. Each applicant will have to determine the amount of local effort based on its need. Grants from the tax revenue must be made in proportion to the amount of local effort of each applicant; therefore, the amount of local effort and the amount of the grant requested

are subject to review and adjustment by MIRIA. Local effort must be remitted to MIRIA with the full application on or before May 15th of each year.

6. USE OF LOCAL EFFORT; QUICK RESPONSE GRANTS

Local effort amounts submitted to the MIRIA with grant applications will be held by the MIRIA in an interest-bearing account. Interest on local effort amounts will inure to the benefit of the grant applicant making the contribution

An applicant may request a MIRIA Quick Response Grant if it determines that all or part of the local effort is necessary to continue its remediation efforts and accomplish its project goals in a timely manner. All Applications for MIRIA Quick-Response Grants shall be submitted no later than September 1. Applications for MIRIA Quick-Response Grants shall be in letter form and shall include the amount of amount requested (not to exceed the local effort) and the proposed use of the Quick-Response Grant. Quick-Response grants must be used within forty-five (45) days for purposes set forth in Act 101 of 2019. MIRIA will review and respond to each Quick Response Grant application within forty-five (45) days.

All local effort amounts submitted to the MIRIA will be returned to the grant applicant either as a MIRIA Quick Response Grant, with an award of a MIRIA Municipal or Municipal Authority Grant, as a result of withdrawing a grant application as described below, or with the MIRIA's final declination of a grant application.

Amount of Local Effort submitted with this application: \$ 90,000

Amount of MIRIA Quick Response Grant Requested: \$ _____
(If known at the time of filing of this application)

7. MUNICIPAL OR MUNICIPAL AUTHORITY RESOLUTION

Act 101 of 2019 requires a Resolution from the board or governing body of the Applicant accompany this application. Please provide an original Resolution authorizing this grant application and the local effort funds in the amounts described herein.

8. WITHDRAWAL OF APPLICATION

An applicant may request that the application be withdrawn and the local effort remitted to MIRIA be returned to the applicant prior to the MIRIA Board's decision on an application. Such requests must be in writing along with a statement withdrawing the associated application. MIRIA will return the funds within 60 calendar days of the request along with the interest that may accrue.

9. RELEASE OF LIABILITY

Applicant forever waives, releases, and discharges MIRIA, and its current or former Board, managers, officers, employees, staff, members, representatives, attorneys, or agents (the "Released Parties") from any and all liability, actions, claims, demands, or lawsuits in law or in equity which Applicant may have had, presently has, or in the future may have, against the Released Parties by reason of any act, omission, transaction, or event arising out of, or relating in any way to, MIRIA's administration of the grant program described in this document, in the application form, and as authorized by Act 101 of 2019, including, but not limited to, any decision to limit the amount of public effort under Act 101 of 2019 or any good-faith interpretation of Act 101 of 2019 made by MIRIA, its Board, and/or its staff. This release, waiver, and discharge applies to any and all claims against the Released Parties, whether known or unknown, arising under contract or under federal, state, or local statutory or common (including civil tort) law, which have been asserted or which could have been asserted to the maximum extent permitted by law, without limitation or exception.

10. INTERPRETATION OF ACT 101 OF 2019

The eligibility of a project for a MIRIA grant, may be affected by an interpretations of Act 101 of 2019 mandated by the Pennsylvania Department of Revenue.

11. CERTIFICATION

The Applicant and its authorized representative, certify as to the truth and accuracy of the contents of this application and to the supporting and supplemental information contained herein.

Applicant Ambler Borough

By: _____
Authorized Signer



GILMORE & ASSOCIATES, INC.
Engineering & Consulting Services

**AMBLER BOROUGH WATER DEPARTMENT
PFAS TREATMENT SYSTEM EVALUATION**

Project #2019-01049
Prepared 9/16/19

Source	2019 Combined PFOA + PFOS Level (ppt)	2018 Avg. Daily Production (GPD)	Treatment System Estimated Installed Cost	Estimated Engineering Cost (20% of Installed Cost)	Construction Contingency (10% of Installed Cost)	Treatment System Estimated Total Cost	Estimated Annual O&M Cost	Comments
Well #2	22.6	150,235	--	--	--	--	--	See combined system comments below
Well #6	17.9	216,491	--	--	--	--	--	See combined system comments below
Well #7	16.8	72,315	--	--	--	--	--	See combined system comments below
Combined System (Wells #2, #6 & #7)	--	439,041	\$1,000,000	\$200,000	\$100,000	\$1,300,000	\$70,000	Can combine Wells 2, 6 & 7 into one treatment system (additional piping necessary). Ambler owns land at Loch Aish Reservoir and space appears available near Well 2. Well 2 has highest tested PFOA+PFOS levels. Wells 6 & 7 have 4th & 5th highest tested PFOA+PFOS levels, respectively. Wells 2 & 6 have high production levels.
Well #4	20.8	116,853	\$800,000	\$160,000	\$80,000	\$1,040,000	\$60,000	Well 4 has second highest tested PFOA + PFOS levels. Production level is moderate. Land appears to be available (Borough owned).
Well #9	19.6	92,745	\$800,000	\$160,000	\$80,000	\$1,040,000	\$60,000	Well 9 has third highest tested PFOA + PFOS levels. Production level is moderate. Land appears to be available (Borough owned).
Well #14	14.4	186,396	\$800,000	\$160,000	\$80,000	\$1,040,000	\$60,000	Production level is high. Tested PFOA + PFOS levels are on the lower end. Land appears to be available (purchase or easement needed).
Well #12	13.7	78,020	\$600,000	\$160,000	\$80,000	\$1,040,000	\$60,000	Production level and tested PFOA + PFOS levels are on the lower end. Land appears to be available (purchase or easement needed).
Well #11	16.7	277,159	--	--	--	--	--	Production level is high. Tested PFOA + PFOS levels are moderate. Significant site constraints, further evaluation required to determine feasibility of adding treatment.
Well #8	7.7	0	--	--	--	--	--	Lowest tested PFOA + PFOS levels. Well is currently not in service. 100,000 GPD avg. production in 2016. Could be added to combined treatment system at Loch Aish Reservoir in future.
Whitemarsh Spring	13.0	393,646	--	--	--	--	\$60,000	Treatment plant currently includes GAC filters; more frequent carbon replacement would be required for PFAS treatment. PFOA + PFOS test results are for untreated water (treatment plant out of service at time of sampling).



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

VIA EMAIL

April 17, 2020

File No. 20-03071

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

Reference: Military Installation Remediation and Infrastructure Authority (MIRIA)
Grant Application
Ambler Borough Water Department

Dear Ms. Aversa:

As part of the above-referenced grant application, applicants for funding associated with PFAS remediation are to demonstrate that the PFAS contamination to be remediated is related to the presence of a former military installation. This letter serves to provide information supporting the assertion that PFAS contamination in the sources owned and operated by Ambler Borough is related to the presence of the former Willow Grove Naval Air Station-Joint Reserve Base (NASJRB).

As you know, in addition to customers within the Borough, Ambler Borough Water Department serves customers in Upper Dublin, Lower Gwynedd, Whitpain and Whitemarsh Townships. Six of Ambler's wells are located in Upper Dublin Township, which abuts Horsham Township. Two wells are located in Ambler Borough, while one is located in Lower Gwynedd Township. All of Ambler's wells draw from the same aquifer as those in Horsham (the Stockton). Groundwater contamination knows no municipal boundaries, and it has been well demonstrated since the discovery of PFAS in area groundwater and surface water, that these chemicals are persistent, especially in water, even earning the name "forever chemicals."

Attached hereto are tables of PFOS and PFOA concentrations found in wells in Horsham, Warrington, Ambler, Upper Dublin and Lower Gwynedd. These tables do not include results from the wells in Horsham and Warrington whose levels are above the 70 ppt EPA Lifetime Health Advisory, but include other wells with detectable levels of PFOS and PFOA below the Lifetime Health Advisory. Comparison of these results demonstrates that the PFOS and PFOA concentrations in wells owned and operated by Ambler Borough are comparable to several wells in Horsham and Warrington. Further, no source of PFAS in the greater Montgomery County area has been identified other than the Willow Grove NASJRB and the current Horsham Air Guard Station. It has been clearly demonstrated that PFAS contamination in Horsham and Warrington is

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Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

related to the presence of Willow Grove NASJRB, and the data attached provides evidence that the comparable levels of PFOS and PFOA in the sources owned by Ambler Borough are attributable to the same source.

Should you have any questions or require additional information, please feel free to contact me.

Sincerely,



Theresa A. Funk, P.E.
Senior Project Manager
Water Resources

TAF/

Enclosures: As referenced

cc: Philip Benigno, Water Supervisor – Ambler Borough (via email)
James Dougherty, P.E. – Gilmore & Associates, Inc. (via email)
Brian Brochon – Gilmore & Associates, Inc. (via email)

Finance & Planning Committee

Tuesday May 5, 2020

Nellie Di Pietro - Chair

Erin McKenna Endicott

Brooke Marshall

Haley Welch

OLD BUSINESS

NEW BUSINESS

1. **BOROUGH ENGINEER'S REPORT**

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

2. **WASTE & RECYCLE BID**

The municipal bid for trash and recycling collection is being prepared.

The current contract expires September 30, 2020.

3. **READY FOR 100**

The Borough Planning Commission is working to create a preliminary energy transition plan in line with the Ambler Borough Ready for 100 Renewable Energy Resolution adopted by Borough Council March 2019.

4. **POPLAR PARCEL**

The Borough is interested in purchasing 106 Poplar Street for the purpose of downtown parking improvements. Authorization to purchase the parcel in the amount of 350K is requested. A vote is requested this evening. (**attached**)

5. **ZONING MAP CHANGE**

The Planning Commissions have provided the **attached** correspondence recommending a Zoning Map change for 24 N. Ridge Avenue from Institutional to Downtown Commercial.

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



April 22, 2020

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

Re: 24 N. Ridge Avenue
Changing Zoning from Industrial to
R-3 Residential

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review an amendment to the Zoning Ordinance Map to change the zoning of the parcel located at 24 N. Ridge Avenue which is the site of the former St. John's Church from Institutional to R-3 Residential. The church building has been vacant for many months and on the market for sale.

After discussion at our meeting held this date via the internet vehicle ZOOM, a motion was made and carried unanimously to recommend to Council to consider changing the subject parcel from Institution to R-3 Residential. The County Planner attended the ZOOM meeting and advised that the County supports this change in zoning with the hope that the church building can become a good example of adaptive reuse, and its comment letter will be issued within the next few days. Our recommendation is subject to compliance with the comments stated in the said County Letter. If you have any questions, please do not hesitate to contact our Chairman, Robert Lagreca.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission

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



Memorandum

To: Ambler Borough Planning Commission

From: Glenn Kucher, Code Enforcement Officer

Date: April 20, 2020

Re: Zoning Map Amendment Request from IN (Institutional) to R-3 (Residential)
24 N. Ridge Avenue – Former St. John’s Lutheran Church

The Borough is in receipt of a request to change the Zoning of 24 N. Ridge Avenue (former St. John’s Lutheran Church) from IN (Institutional) to R-3 (Residential). The property was purchased in January 2020 by John’s Court, LLC. The new owner proposes to adaptively reuse and renovate the existing church building and abutting home into 3 residential units. The property surrounded by R-3 Zoning to the North and DC (Downtown Commercial) to the South. The property owner will no longer be using the property as a church and is requesting Council to amend the Zoning map to change the classification to R-3 because residential use is not permitted in the IN (Institutional) zoning district.

Municipalities make zoning ordinance changes for various reasons: changing land use patterns, use changes, or even accommodating a specific development type or developer. The Pennsylvania Municipalities Planning Code (MPC) has rules that govern zoning amendments that all municipalities must keep in mind when amending zoning ordinances such as posting the property, public advertisement, public hearing, review by the County Planning Commission, and Borough Planning Commission.

Elected officials are not obligated to entertain or take any action on zoning ordinance amendments requested by property owners or developers. In addition, changing the Zoning does not give the green light to proceed with a proposal. Building permits, possible land development, possible grading permits, may be needed for someone to proceed with a proposal. Changing the Zoning is the first step in the process.

THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER _____

AN ORDINANCE OF THE BOROUGH OF AMBLER AMENDING THE OFFICIAL ZONING MAP RECOGNIZED IN SECTION 27-302 OF THE ZONING ORDINANCE, CHANGING THE ZONING ON THE PARCEL AT 24 NORTH RIDGE AVENUE FROM IN-INSTITUTIONAL TO R-3 RESIDENTIAL; EFFECTIVE ON THE EARLIEST DATE PROVIDED FOR IN THE BOROUGH CODE; INCLUDING A REPEALER CLAUSE.

WHEREAS, the Borough has enacted a comprehensive zoning ordinance in accordance with the Pennsylvania Municipalities Planning Code, including an official map that identifies the zoning for each parcel within the Borough, and

WHEREAS, consistent with the Comprehensive Plan and the best interests of the Borough and its citizens, the Borough Council has considered a request to change the zoning on the parcel at the southwest corner of North Ridge Avenue and Race Street, to allow residential development that is consistent with the almost uniformly residential zoning to the north and west of the parcel, and in recognition of the need to repurpose many institutionally zoned parcels throughout the Borough as a result of a diminishing use of such parcels,

NOW THEREFORE,

Ambler Borough Council does hereby amend the Official Zoning Map recognized in Codified Ordinance 27-302 in the following respect:

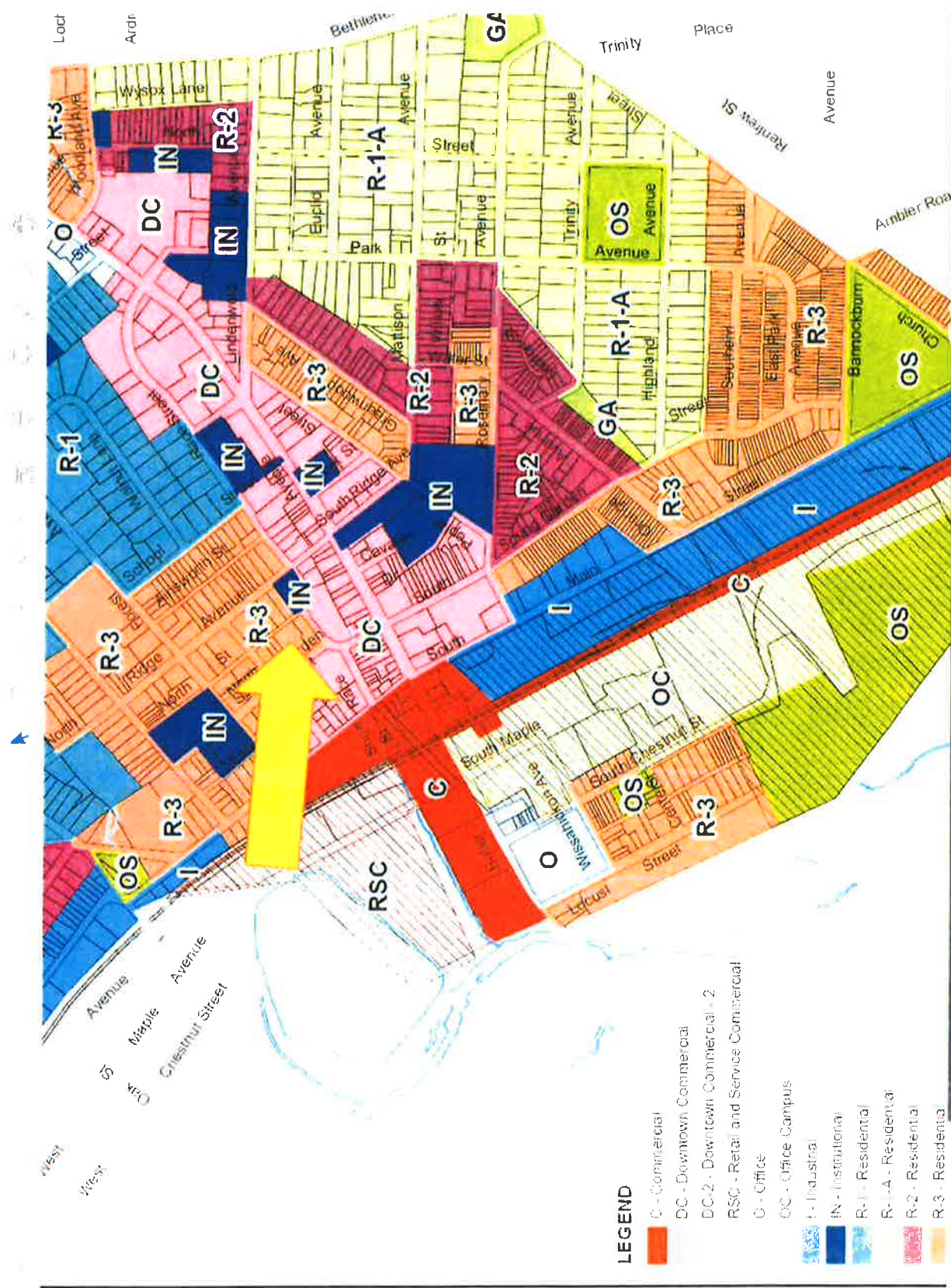
The parcel at 24 North Ridge Avenue, also known as Montgomery County tax parcel 01-00-04153-00-4, which was previously zoned IN-Institutional, is now and henceforth zoned R-3 Residential, and such change shall be reflected on the official zoning map.

The remainder of the zoning ordinance remains in full force and effect, unaffected by this ordinance. Any provision of any Borough ordinance that is inconsistent with this ordinance is hereby repealed to the extent of such inconsistency.

SO ORDAINED this ____ day of _____, 2020.

Frank R. DeRuosi, Council President

Attest: _____
Mary Aversa, Secretary



LEGEND

- C - Commercial
- DC - Downtown Commercial
- DC-2 - Downtown Commercial - 2
- RSC - Retail and Service Commercial
- O - Office
- OC - Office Campus
- I - Industrial
- IN - Institutional
- R-1 - Residential
- R-1-A - Residential
- R-2 - Residential
- R-3 - Residential

PART 17

IN – INSTITUTIONAL DISTRICT

§27-1701. Statement of Intent.

It is the intent of this Part to:

- A. Provide suitable areas within the Borough to accommodate medical, educational, religious or similar institutional uses.
- B. Provide development standards which ensure the compatibility of adjacent land uses and which will minimize any adverse traffic or environmental impacts.

(Ord. 922, 9/17/1996, Art. XVII, §1700)

§27-1702. Use Regulations.

1. Permitted Uses.

- A. Churches, chapels, convents, monasteries or other religious institutions and their adjunct residential dwellings.
- B. Public and private elementary and secondary schools, colleges, universities and theological schools.
- C. Offices for educational, fraternal, professional, religious and nonprofit institutions or organizations.
- D. Hospitals, sanitarium and other medical facilities.
- E. Child day care facility.
- F. Adult day care facility.
- G. Adult/elderly nursing care facility.
- H. Government offices and facilities.
- I. Accessory uses, in accordance with §§27-407 and 27-409 of this Chapter.

2. Conditional Use.

- A. Professional offices which are low intensity in nature, defined here as having a number of occupants, anticipated daily trip generation and overall im-

ZONING

fact on the neighborhood not inconsistent with expressly permitted uses, shall be permitted in the Institutional District as a conditional use where the location, size and operating characteristics of the proposed professional office will be compatible with and not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures or natural resources, with consideration given to:

- (1) Harmony in scale, bulk, coverage and density.
 - (2) The availability of public facilities, services and utilities.
 - (3) The harmful effect, if any, on desirable neighborhood character.
 - (4) The generation of traffic and the capacity and physical character of surrounding streets.
 - (5) The suitability of the site for the type and intensity of the proposed use or development.
 - (6) Any other relevant impact of the proposed use.
- B. In order to effectuate the above criteria, Council may require any or all of the following, as applicable:
- (1) Preservation of the front facade of any existing building.
 - (2) Location of any building additions in the rear and consistent in size and scope with the existing building.
 - (3) Preservation of any existing front yard as landscaped open space.
 - (4) No front yard impervious surface, except for sidewalks and pedestrian walkways.
- C. The potential impacts as described above and the location of the proposed use will be compatible with the goals of the Borough's Comprehensive Plan.
- D. When the applicant ceases to occupy the premises, the conditional use permit shall expire and a subsequent occupant must apply for and be granted a new conditional use, subject to the criteria herein.

(Ord. 922, 9/17/1996, Art. XVII, §1701; as amended by Ord. 978, 6/16/2003, §§1,2)

§27-1703. Dimensional Regulations.

For dwelling units which are part of a religious institution, but are separately lotted, the zoning regulations of the nearest residential district shall apply.

- A. Minimum lot area, one acre.
- B. Minimum lot width, 125 feet.
- C. Minimum Yards.
 - (1) Front, 50 feet.
 - (2) Side, 20 feet each.
 - (3) Rear, 20 feet.
- D. Maximum building coverage, 20%.
- E. Maximum floor area ration (FAR), 50%.
- F. Maximum impervious coverage, 60%.
- G. Height Regulations. The maximum height of any building shall be 55 feet, except that the height may be increased when authorized by the Zoning Hearing Board for ancillary structures such as towers, chimneys, radio antenna; provided, that for every foot of height in excess of 55 feet there shall be added to each yard requirement one corresponding foot of width or depth.

(Ord. 922, 9/17/1996, Art. XVII, §1702)

§27-1704. Parking Requirements.

All parking for uses permitted in this district shall be provided off-street.

- A. Church, public auditorium, assembly or meeting room or other similar place of public or private assembly, one space for every five seats or one space for 50 square feet of total floor area, whichever is greater.
- B. Elementary or intermediate school, two spaces per classroom.
- C. High school, five spaces per classroom.
- D. Adult day care facility, one space per 10 occupants, plus one per employee on the largest shift. A minimum of one safe drop-off space shall be provided for every 20 occupants
- E. Child day care facility, one space per 10 occupants, plus one per employee on the largest shift. A minimum of one safe drop-off space shall be provided for every 20 occupants.

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- F. Adult/elderly nursing care facility, one space per two beds, plus one per employee on the largest shift.
- G. Hospitals and other medical facilities, one space per two beds, plus one per employee on the largest shift.
- H. Offices for institutions, one space per 200 square feet of gross floor area.
- I. Low intensity professional offices, one space per 250 square feet of gross floor area.

(Ord. 922, 9/17/1996, Art. XVII, §1703; as amended by Ord. 978, 6/16/2003, §3)

§27-1705. Landscaping.

Buffers and screens shall be provided where required by the Subdivision and Land Development Ordinance [Chapter 22].

(Ord. 922, 9/17/1996, Art. XVII, §1704)

§27-1706. Lighting.

Lighting shall be arranged in a manner which protects adjacent roads and properties from direct glare.

(Ord. 922, 9/17/1996, Art. XVII, §17050)

§27-1707. Application and Review by the Planning Commission; Approval or Disapproval by the Borough Council.

The provisions of §27-1506 shall apply.

(Ord. 922, 9/17/1996, Art. XVII, §1706)

PART 8

R-3 RESIDENTIAL DISTRICT

§27-801. Statement of Intent.

It is the intent of this district to:

- A. Provide adequate legal recognition of existing development in portions of the Borough by establishing standards and guidelines for the subsequent modification and improvement which may be undertaken in such areas.
- B. Encourage the logical and timely development of land for residential purposes in accordance with the objectives, policies and proposals of the Comprehensive Plan.
- C. Permit a variety of housing on the landscape.

(Ord. 922, 9/17/1996, Art. VIII, §800)

§27-802. Use Regulations.

- 1. Permitted Uses.
 - A. Any use permitted in the R-2 Residential District.
 - B. Single-family attached dwellings.
 - C. Playgrounds, parks and open spaces.
 - D. Accessory buildings and uses, in accordance with §27-407.
 - E. No-impact home-based business.
- 2. Special Exception Uses. Clubs or lodges, as defined in §27-202.
- 3. Conditional Uses.
 - A. Low-intensity offices for educational, fraternal, professional, religious, or philanthropic institutions, subject to the following:
 - (1) The procedures and standards relating generally to conditional use hearings as set forth elsewhere in this chapter are incorporated by reference.

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- (2) The proposed use must be of a low intensity, defined here as having a number of occupants, anticipated daily trip generation and overall impact on the neighborhood not inconsistent with the overall nature and character of the neighborhood. The building will be occupied almost exclusively by organizational employees with visits by the public, customers or clients being occasional and sporadic.
- (3) The property must be one that is in the R-3 District and which also abuts any nonresidential zoning district.
- (4) If the number of parking spaces required by this chapter for office use cannot be accommodated on site, there shall be a lease of at least ten years' duration for off-street parking at a location within 300 feet of the property.
- (5) Notwithstanding any other provisions of this chapter to the contrary, signage shall be limited to a single sign of not greater than two feet in one direction and three feet in the other.

(Ord. 922, 9/17/1996, Art. VIII, §801; as amended by Ord. 991, 8/15/2005; and by Ord 1011, 11/5/2007)

§27-803. Dimensional Requirements.

All dimensions are minimums, unless otherwise noted.

	Dwelling Type (B)			
	Single-Family Detached	Twin (Per Unit)	Duplex	Single-Family Attached
Lot Area (sq. ft.)	5,000	2,500	5,000	2,500
Lot Width (ft.)	45	20	40	20
Yards (ft.)				
Front	25	25	25	25
Side	8/17 total	6 (1 side)	8/17 total	(A)
Rear	25	25	25	25
Max. Building Coverage	40%	40%	40%	40%
Min. Landscape Area (% of lot)	0	0	0	0
Max. Height (ft.)	40	10	40	40

Notes:

- A. The minimum side yard for single-family attached units shall be governed by §27-807(2) and (3) and applicable.
- B. Maximum Impervious Coverage: For each of the dwelling types set forth in the chart in this Section, there shall be a maximum impervious coverage of 75%.

(Ord. 922, 9/17/1996, Art. VIII, §802; as amended by Ord. 944, 10/18/1999; and by Ord. 988, 8/16/2004)

§27-804. Utilities.

All development within this district shall be served by a public sanitary sewerage disposal system and by public water supply facilities. All new or extended utility lines serving new or expanded developments shall be placed underground whenever possible

(Ord. 922, 9/17/1996, Art. VIII, §803)

§27-805. Signs.

As provided for and regulated in Part 20.

(Ord. 922, 9/17/1996, Art. VIII, §804)

§27-806. Landscaping.

1. **Shade Trees.** Landscaped planting areas shall be provided along all street frontages, in accordance with the street tree standards of the Subdivision and Land Development Ordinance [Chapter 22].
2. **Buffer Area.** Property line buffers shall be provided for single-family attached developments where they abut single-family detached uses or districts and where all residential developments will abut nonresidential uses or districts. The planted area shall be at least 10 feet in depth and conform with the buffer standards of the Subdivision and Land Development Ordinance [Chapter 22].

(Ord. 922, 9/17/1996, Art. VIII, §805)

§27-807. Additional Development Regulations for Single-Family Attached Developments.

1. **Building Size.** For all single-family attached units there shall be no more than six dwelling units in a continuous row for each building.
2. **Distance Between Buildings.** For developments where the individual lot requirements are not applicable under §27-803 and in the case of two or more buildings, the horizontal distance between any two buildings shall not be less than:

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- A. For any two exterior facing walls, the buildings of which are oriented front to front, front to rear, or rear to rear, the minimum distance apart shall be equal to 1 1/2 times the height of the taller building.
 - B. For any combination of exterior facing walls not qualifying under Subsection (A) above, the minimum distance apart shall be 1/2 the height of the taller building.
3. Setbacks. For developments where the individual lot requirements are not applicable under §27-803, the following minimum setbacks shall be provided:
- A. From the district boundary line, 50 feet.
 - B. From a road legal right-of-way, 20 feet.
 - C. From any parking area, 20 feet.
4. Lighting Facilities. Lighting facilities shall be provided as needed and arranged in a manner which will protect roads and adjoining properties from direct glare or hazardous interferences of any kind. Lighting facilities are required for the safety and convenience of the residents of the development and shall be installed by the developer at his expense. Before installation is permitted, Borough Council shall have reviewed and given its approval of all specifications (size, type, arrangement) relating to all such outdoor lighting.
5. Parking.
- A. All parking shall meet the applicable provisions of Part 21
 - B. For parking areas of three or more spaces, the following setbacks shall be provided:
 - (1) From a district boundary line, 15 feet.
 - (2) From a road ultimate right-of-way line, 25 feet
 - C. For parking areas of 10 or more cars, at least 10% of the area shall consist of landscaping, in accordance with the parking lot landscaping standards of the Subdivision and Land Development Ordinance [Chapter 22].

(Ord. 922, 9/17/1996, Art. VIII, §806)

Parks & Recreation Committee

Tuesday May 5, 2020

Sara Hertz – Chair

Nancy Deininger

Erin McKenna Endicott

Nellie DiPietro

OLD BUSINESS

NEW BUSINESS

1. **AMBLER BOROUGH EVENTS**

All Borough events have been cancelled until further notice.

Salary & Personnel Committee

Tuesday May 5, 2020

Nancy Deininger – Chair

Glynnis Siskind

Nellie Di Pietro

Jen Henderson

NEW BUSINESS

1. The vacant position of Equipment Operator has been advertised. Interviews will be scheduled.

RECOMMENDATIONS

Public Safety Committee

1. A recommendation is requested to adopt the **attached** Emergency Declaration

Public Utilities Committee

Military Installation Remediation and Infrastructure Authority ("MIRIA")

1. MIRIA is a municipal authority formed by Horsham Township in conjunction with the passage of PA 2019 Act 101. This legislation by statute provides for the utilization of PA State Tax Revenue generated from certain parcels in Horsham Township to be available to MIRIA to reimburse municipalities or municipal water authorities and their customers for surcharges and costs related to remediation of PFAS contamination in drinking water as a result of the presence of a former military installation. Authorization is requested to adopt a resolution for participation and approval of a grant application including the match to be submitted by May 15, 2020. (attached)

Demand Response

2. The WWTP is working with Tradition Energy for the Demand Response program. They will provide certain energy procurement advisory services and obtain quotes for our energy needs. The current contract expires May 30, 2020. All demand response programs will not allow entry into the program after May 14th. Authorization is requested to participate and work with Tradition Energy for the Demand Response Program.

Finance & Planning Committee

Poplar Street Parcel

1. The Borough is interested in purchasing 106 Poplar Street for the purpose of downtown parking improvements. Authorization to purchase the parcel in the amount of 350K is requested.