



BOROUGH OF AMBLER COMMITTEE MEETING

**All matters that are deliberated could result in a vote
to take official action.
September 6, 2022**

Finance & Planning Committee

September 6, 2022

Nellie Forst - Chair

Frank DeRuosi

Karen Sheedy

Lisa Auerbach

OLD BUSINESS

NEW BUSINESS

1. **BOROUGH ENGINEER'S REPORT**
The Borough Engineer's report is attached.
2. **STREET SWEEPING**
An Ordinance is being prepared to modify the street sweeping schedule in Haywood Park.
3. **PENSION PRESENTATION**
Representatives from Alliance Bernstein will be at the October 4th Committee meeting to discuss the pension plans.
4. **ST JOHNS COURT**
A presentation will be made regarding 24 -26 North Ridge Avenue – John's Court, LLC proposing to convert the existing buildings into three residential condominium units along with off street parking at the September 6, 2022 Committee meeting (Zoning Hearing Board application with associated plans attached) *Applicant is requesting a request for support for its Zoning Hearing Board application from Council.*
5. **BUTLER AVENUE UPGRADES**
A recommendation is requested to purchase new trash cans from Treetop Products Inc. The Quote is for 29 @ \$538.85 each for a total of \$17,492.65 with shipping. **(attached)**
6. **MINIMUM MUNICIPAL OBLIGATION**
Attached are the 2023 MMO Pension Contributions.
7. **BPT COLLECTIONS**
Consider contracting with Berkheimer to directly process and collect Business Privilege Taxes commencing with the 2023 tax year. **(attached)**

AMBLER BOROUGH

Status

Project No.	Project Name	Status
Borough Engineer		
2003-0122-01	Ambler-2013 NPDES MS4 Permit	2021 Annual Status Report submitted to PADEP 9/30/21. Next Annual Status Report due 9/30/22 for period 7/1/21 thru 6/30/22. PADEP review of TMDL/PRP received 5/28/21. Preparation of response and map update underway.
2006-08054	Pedestrian Sidewalk Upgrade Program	Revised Safety Report, ADA, Traffic, DM-3 (plans presentation), and Environmental Report Re-Evaluation approved by PADOT. Revised construction submission made to DVRPC. Utility submission coordination with DVRPC underway.
2013-02020	Ambler Crossings	Construction underway. Escrow release for Phase 1 (Boiler House parking) provided 9/27/18. Escrow release #1 for Phase 2 provided 6/4/20. Review of amended Village Green provided 4/22/22.
2014-12015	St. Mary's Villa Residential Redevelopment- TIS	UDT provided Bethlehem/Lindenwold signal concept plans for review on 7/2/21 and were discussed with UDT on 7/22/21. UDT & Ambler coordinating with owner of 98 S Bethlehem & 359 Lindenwold.
2017-01010-01	Ambler Pocket Park - Ambler Square	SOM 9/21/2021. EOM 3/22/2023.
2020-07089	90 W. Butler Ave	Construction complete. SOM 6/3/2022. EOM 12/2/2023
2021-01010.02	Tannery Run Repairs - 33 - 57 E Butler Ave	Design underway to replace culvert and make other repairs. Anticipate bidding mid-fall, early winter for construction to start in early 2023.
2021-01010-01	Tannery Run Repairs	CMPA replacement at 205 E Butler awarded to Scott Contractors. Preconstruction meeting held 8/22/22. Construction anticipated to start mid-October when CMPA is delivered.
2021-03028	Lakeview Development 5-9 N. Maple Ave.	Pre-application meeting held with developer on 3/5/2021. Sketch plan review provided 7/21/2021 and discussed at July PC meeting. Review of preliminary/final plans on hold pending draft ZO text amendment and revised plans.
2021-04048	Edgewood Dr - PA Small Water & Sewer Program Grant Implementation	Slope protection work completed. Preparation of plans and specification for storm sewer project underway.
2022-01010	2022 Ambler Borough General Engineering Services	Application for Local Share Program for pedestrian improvements along Hendricks and Mount Pleasant submitted 3/13/22.
2022-03102	Ambler 2022 Paving	Bid opening scheduled 9/14 for consideration and potential award at 9/20/22 Council meeting.
2022-05006	25 N Ridge - Colony Club LD Review	Engineer review of land development application provided 5/16/22. PC recommended conditional approval at 5/24/22 meeting. Council granted conditional approval at 8/23/22 meeting.
2022-05007	24 & 26 N Ridge - John's Court	Engineer review of land development application provided 5/16/22. PC recommended conditional approval at 5/24/22 meeting.
Sewer Engineer		
2013-02020-01	Ambler Crossings - Sewer	Construction underway. Sanitary Sewer is complete; testing remains.
2022-01041	Chapter 94 Report	Sewer collection system report prepared and transmitted to EEMA on 2/23/22.
2022-01050	2022 Ambler Borough General Sewer Services	Ongoing

GILMORE & ASSOCIATES, INC.

AMBLER BOROUGH

Status

Project No.	Project Name	Status
Water Engineer		
2012-10043	Loch Aish Dam Annual Inspections	Report submitted to PADEP on 12/20/21.
2013-02020-02	Ambler Crossings - Water	Construction underway. Water main is tested/complete.
2013-02073	Loch Aish Emergency Action Plan	Hydrologic & hydraulic analysis and inundation map revisions completed by Princeton Hydro (PH) per report letter dated 4/12/21. Emergency Action Plan (EAP) updated per PH report and for administrative changes. PH report and updated EAP transmitted to Borough for review on 4/23/21. Borough obtained required agencies' signatures. EAP uploaded to CEM/Planner website on 6/21/21 for PADEP & PEMWA review. Comments received from PADEP 8/8/22; revisions made and uploaded to CEM/Planner on 8/25/22. EAP to be distributed to necessary agencies upon acceptance by PADEP & PEMWA.
2018-01154	Gwynedd Walk (LGT)	Water main construction and testing complete. 18 month maintenance period complete. Acceptable water as-built plan received 9/13/21, and final inspection conducted by Water Dept. Solicitor preparing documents for acceptance of water system by Ambler Borough.
2018-01171	Mattison Estates (UDT)	Water construction and testing complete. 18 month maintenance period began 7/1/20. Assisting Ambler staff with construction concerns and project documentation. Maintenance Bond extended to 3/31/22 based on observed water service leaks and concerns with construction of water facilities. Water as-built plans received; G&A comments provided to Water Sup't. 5/18/22.
2019-01169-01	Butler Pike Water Main Replacement	Project complete. Final payment recommended 5/20/21. 18 month maintenance period began 5/12/21.
2020-03071	2021 MIRIA Grant Program	Assisted Water Dept. with preparation of grant application documents, including budget cost estimate for proposed PFAS treatment piping project to connect Wells 6 and 7 to proposed Well 2 treatment system. Grant awarded by MIRIA end of December 2020. Contract 21-01: Wells 2, 6 & 7 Water Mains awarded to KBC Construction on 8/18/21. Pre-construction meeting held and Notice to Proceed issued 9/29/21. Construction began 10/4/21 and is complete. Change Order processed for change in main size, pipe purchase credit, and extension of new main on Loch Aish Ave. Final payment recommended 3/2/22. 18 month maintenance period began 2/4/22. Proposal reviewed and recommendations sent to Ambler staff for removal, inspection, incineration and replacement of carbon at both Whitemarsh treatment vessels. Provided recommendations for inspection of interior of GAC vessels during carbon changeout. Reviewed and tabulated October 2021 quarterly PFAS samples for all sources and tanks. Reviewed PA DEP proposed PFAS MCL Rule and provided summary of proposed regulation to Ambler staff.
2020-03072	Whitemarsh Plant Operations	Assisting Water Dept. with recommendations and revisions to the Whitemarsh Plant SOPs. Prepared revised calculations with recommended settings to meet 1.0-Log Giardia Inactivation requirements. Prepared and submitted plan to DEP for review and approval of tracer test to be conducted at Whitemarsh to determine contact time and efficiency of chlorine detention facilities. Plan approved by DEP on 11/3/20. Tracer test completed 12/1/2020. Report of test results submitted to DEP on 3/18/21. Permit issued by DEP on 3/24/21. Reviewing follow-up comments received 7/14/21 from PA DEP regarding Filter Plant Performance Evaluation.

AMBLER BOROUGH

Status

Project No.	Project Name	Status
Water Engineer		
2020-06158	Wells 2, 6, and 7 PFAS Treatment System	\$1,000,000 grant awarded by PADEP. Survey complete and engineering design underway. PA DEP PWS Permit issued 3/28/22. PA DEP Sewage Planning approval received 3/24/22. Comments received 9/30/21 from BCWSA re: sewer lateral required for backwash discharge from proposed treatment facility. Virtual meeting with BCWSA representatives in December to discuss requirements for discharge of backwash water. Plans revised to connect to sewer in Loch Aish Ave. Sewer capacity certification letter dated 1/26/22 issued by BCWSA for three EDUs along with a request for execution of a Reservation of Capacity Agreement. Attended April UDT Planning Commission Mtg. for consideration of request for Waiver of LD. Prepared documents and coordinated with Solicitor for Zoning Application determined by UDT as required for Commissioners to consider LD Waiver request. Zoning Hearing held on 8/25/22. Zoning decision expected on 9/19/22. Preparation of project manual underway with public bidding to follow zoning process.
2021-04054	2022 MIRIA Grant Program	Assisted Water Dept. with preparation of grant application documents, including budget cost estimate for proposed PFAS treatment system facility at Well 12 or Well 14, carbon changeout at Whitemarsh treatment plant, and 2022 quarterly PFAS sampling and laboratory testing. Reviewed and tabulated January, April, and July 2022 quarterly PFAS samples for all sources and tanks. Initial field survey and base plan for Well 14 site completed; preliminary design underway; coordinating with PADEP regarding required pilot testing and permitting.
2021-04095	Longfield Farms Development (Whitemarsh Twp)	Plan review letter #3 issued 5/17/22 recommending project approval; water construction escrow recommended per letter dated 5/5/22 for use in developer's agreement. Preconstruction meeting held on 6/27/22. Water shop drawing submittals reviewed 7/22/22.
2022-01040	DRBC Annual Water Audit	Annual water audit completed and submitted to DRBC on 3/31/22. A revised audit utilizing an updated software version per DRBC request was submitted on 7/8/22.
2022-01049	2022 Ambler Borough General Water Services	Ongoing assistance concerning PFAS issues, including regulatory activity, source monitoring, providing information and responses to the public. Preparing update to water distribution system map. Met with Ambler staff on 2/1/22 to review current and proposed capital and grant-funded projects. Working with Ambler Sup't. on updates to distribution system sample site plan and potential increase to maximum flow rate for Well 4.
2022-01230	T-Mobile Upgrades at Houston Rd Tank	Plan review #2 issued 5/24/22 recommending project approval.
2022-02056	AT&T Upgrades at Houston Rd Tank	Plan review letter #2 issued 8/3/22 recommending project approval.
2022-02057	Verizon Upgrades at Broad Axe Tank	Plan review #1 issued 3/2/22 recommending project approval.
2022-02095	NWWA Water Purchase Agreement	Meeting held on 2/14/22 between NWWA staff, Ambler staff and G&A to discuss potential interconnection of respective water systems for emergency & permanent uses and wholesale purchase of water. NWWA provided a draft Water Supply Agreement to Ambler on 3/9/22 for review.
2022-02104	AT&T Upgrades at Broad Axe Tank	Plan review #2 issued 6/30/22 recommending project approval.
2022-04076	Lakeview Development 5-9 N. Maple Ave.	Plan review on hold pending submission of revised plans.

AMBLER BOROUGH

Status

Project No. Project Name

Water Engineer

2022-04096 2023 MIRIA Grant Program

Met with Ambler staff to review scope of work to be included in MIRIA Application. Prepared cost estimate for proposed NWWA interconnection and associated new piping, additional cost associated with Whitemarsh carbon replacement, and 2023 PFAS sampling. Prepared MIRIA Application documents for submission by Borough on May 16, 2022. Consulted with PADEP regarding permitting requirements for new NWWA Interconnection. Field survey and base plan for design scheduled for late summer.

2022-06066 Verizon Upgrades at Houston Rd Tank

Plan review #1 issued 6/22/22 recommending project approval.

2022-07025 Wissahickon Park (Whitpain Twp)

Coordinating with Ambler staff re: proposed improvements to Wissahickon Park and need for new or upgraded water service for site. Awaiting plans from Whitpain Township to review for the proposed park.

2022-08013 Whitemarsh Plant-NPDES Permit Renewal Preparing application for NPDES permit renewal. Coordinating with Water Sup't. for additional sampling needed.

OBERMAYER

Kellie A. McGowan, Esquire
Direct Dial: 215-606-0181
kellie.mcgowan@obermayer.com
www.obermayer.com

Obermayer Rebmann Maxwell & Hippel LLP
10 S. Clinton Street, Suite 300
Doylestown, PA 18901-4640
P: 215-606-0760
F: 215.348-1804

August 1, 2022

VIA FEDERAL EXPRESS
AND EMAIL

Glenn Kucher, Code Enforcement Officer
Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002
code@borough.ambler.pa.us

Re: 24 N. Ridge Avenue, TMP: 01-00-04153-00-4
Application of John's Court, LLC

Dear Glenn:

Enclosed for submission to the Township please find a Zoning Hearing Board Application in connection with the above-referenced property along with the application fee of \$500. Please feel free to contact me with any questions. Thank you.

Very truly yours,



Kellie A. McGowan, Esq.

KAM/al
cc: Client

BOROUGH OF AMBLER
131 Rosemary Avenue, Ambler, PA 19002
215-646-1000 (Fax 215-641-1355)
code@borough.ambler.pa.us

ZONING HEARING BOARD APPLICATION

The following questions are designed to assist you and the Zoning Hearing Board in the efficient review of your request. Please answer all questions thoroughly. Please respond "not applicable" to any question which does not pertain to your request. **A response must be provided to each question to consider this Application complete.**

For all applications, the following must be submitted with this Application: (1) the appropriate fee as set by the Borough of Ambler; (2) the original Application plus six copies (a total of seven); (3) The original plus six copies of all materials submitted with this Application; and, (4) The original plus six copies of the deed to the subject property.

For all Residential Applications, the following must be submitted with this Application: (1) A site plan, drawn to scale, showing at a minimum all property lines, property corners, and all structures on the subject property, and including building coverage and impervious coverage amounts; and, (2) if the application relates in any way to improvements to be erected or constructed on the subject property, construction documents, drawn to scale, which adequately describe the proposed improvements.

For all Commercial Applications, the following must be submitted with this Application: (1) A survey of the subject property, prepared and sealed by a registered land surveyor or professional engineer licensed to practice in the Commonwealth of Pennsylvania, showing at a minimum all property lines, property corners, and all structures on the subject property, and including building coverage and impervious coverage amounts; and, (2) if the application relates in any way to improvements to be erected or constructed on the subject property, construction documents, prepared and sealed by an engineer or architect licensed to practice in the Commonwealth of Pennsylvania, which adequately describe the proposed improvements.

Please type or print all answers clearly. If additional space is needed for any question, please continue your response on a separate sheet(s) of paper and submit the supplemental sheet(s) with this Application.

APPLICANT NAME(s): John's Court, LLC

ADDRESS: 1 Iron Bridge Drive, Collegeville, PA 19426

PHONE: Home _____ **Work** 215-606-0249 (Attorney)

Cell _____

EMAIL: stephen.zaffuto@obermayer.com (Attorney) **FAX #** 215-348-1804 (Attorney)

A PUBLIC HEARING IS HEREBY REQUESTED TO CONSIDER THE FOLLOWING:

- An appeal from the determination of the Zoning Officer
- A request for a variance
- A request for a special exception
- An appeal from a zoning enforcement notice
- Other - _____

Case Number	
Advertised Dates	
Posting Date	
Application Fee	Check #
Date Stamp Received (For Official Use Only)	

1. What is the applicant's interest in the premises affected:

Owner Equitable Owner Tenant Other _____

2. If applicant is represented by an attorney, please provide the following information:

Attorney/Counsel/Agent Stephen Zaffuto, Esq.

Firm: Obermayer Rebmann Maxwell & Hippel LLP

Address: 10 S. Clinton Street, Suite 300

Doylestown, PA 18901

Phone: 215-606-0249 Fax: 215-348-1804

Email: stephen.zaffuto@obermayer.com

3. Property description for property involved in this Application:

Location (Street Address): 24 N. Ridge Ave, Ambler, PA 19002

Owner: John's Court, LLC

Parcel Identification Number: 01-00-04153-00-4

Lot Size: 10,881.47 SF (~0.25 Acres) Zoning District: R-3 Residential

Present Use: Vacant (previously church and dwelling)

Date When Present Use Began 07/17/2020 Date of Property Acquisition: 07/17/2020

List Current Structure(s) and Use(s): Church building and building previously used as dwelling, both vacant

4. Has any previous zoning application been filed in connection with this property? Yes No

If yes, list applicant's name and date of and reason for application: _____

7. What is the character of the buildings and uses on abutting properties and what is the general character of the surrounding neighborhood?

See attached Addendum

8. State the number of parking spaces and unloading areas as are required in the Ambler Borough Zoning Ordinance. Also specify the number of parking spaces and unloading areas that are proposed and the number of parking spaces and unloading areas that exist.

Under Section 27-2102, the single family attached dwelling use with 3 dwelling units would require 6 total parking spaces (2 spaces per unit). This Application proposes 6 parking spaces, in compliance with the ordinance.

9. Will the proposed use emit smoke, dust, odor or other air pollutants, noise, vibration, light electrical disturbances, water pollutants, or chemical pollutants? Such evidence may include the proposed use of proven special structural or technological innovations. Provide specific and detailed information on all of the aforementioned topics.

No

**Ambler Borough Zoning Hearing Board
John's Court, LLC
24 N. Ridge Avenue, Ambler Borough**

Background

Applicant, John's Court, LLC, is the legal title owner of the property located at 24 N. Ridge Avenue in Ambler Borough, more specifically identified as tax map parcel no. 01-00-04153-00-4 (the "Property").

The Property is located within the R-3 Residential Zoning District pursuant to the Ambler Borough Zoning Map. The Property has a net lot area of approximately ~0.25 and is presently improved with two buildings (previously a church and dwelling), as well as an accessory detached garage structure.

The Property is an irregular shape and has frontage along three public streets: North Ridge Avenue, a curved section of East Race Street, and Ford Street. The block of North Ridge Avenue on which the Property is located is entirely within the R-3 District, and contains a mix of residential dwelling types, including a triplex, as well as several duplex and twin homes. The properties across East Race Street are within the DC – Downtown Commercial District and include a variety of uses, including mixed commercial/residential properties with apartments above.

Applicant proposes to convert the existing buildings into three (3) residential condominium units with six (6) off-street parking spaces, as depicted on the plans attached hereto. Applicant also proposes to remove a portion of the existing church building near the intersection of Ridge Avenue and Race Street and replace it with a porous paver patio, to remove a detached garage, and to add covered porches to the buildings, as shown on the plans. In order to facilitate the proposed conversion and modifications, Applicant requests the following variance relief from the Ambler Borough Zoning Ordinance:

1. Variance from §27-807.5.B(2) to permit an off-street parking area of six (6) spaces with no setback from East Race Street, where a setback of 25 feet from the ultimate right-of-way line is required.

The Property is presently non-conforming with respect to the East Race Street setback, in addition to several non-conforming conditions as noted on the zoning data table of the attached plans. The Property with the proposed conversion and modifications will comply with all other dimensional and coverage standards for the single-family attached dwelling use in the R-3 District.

If granted, the relief will have no adverse impact on public health, safety, or welfare. The property is suitable for the proposed conversion and modifications, and the requested relief will not alter the essential character of the neighborhood and represents the minimum relief that will afford reasonable development of the Property, considering the irregular shape of the Property, its

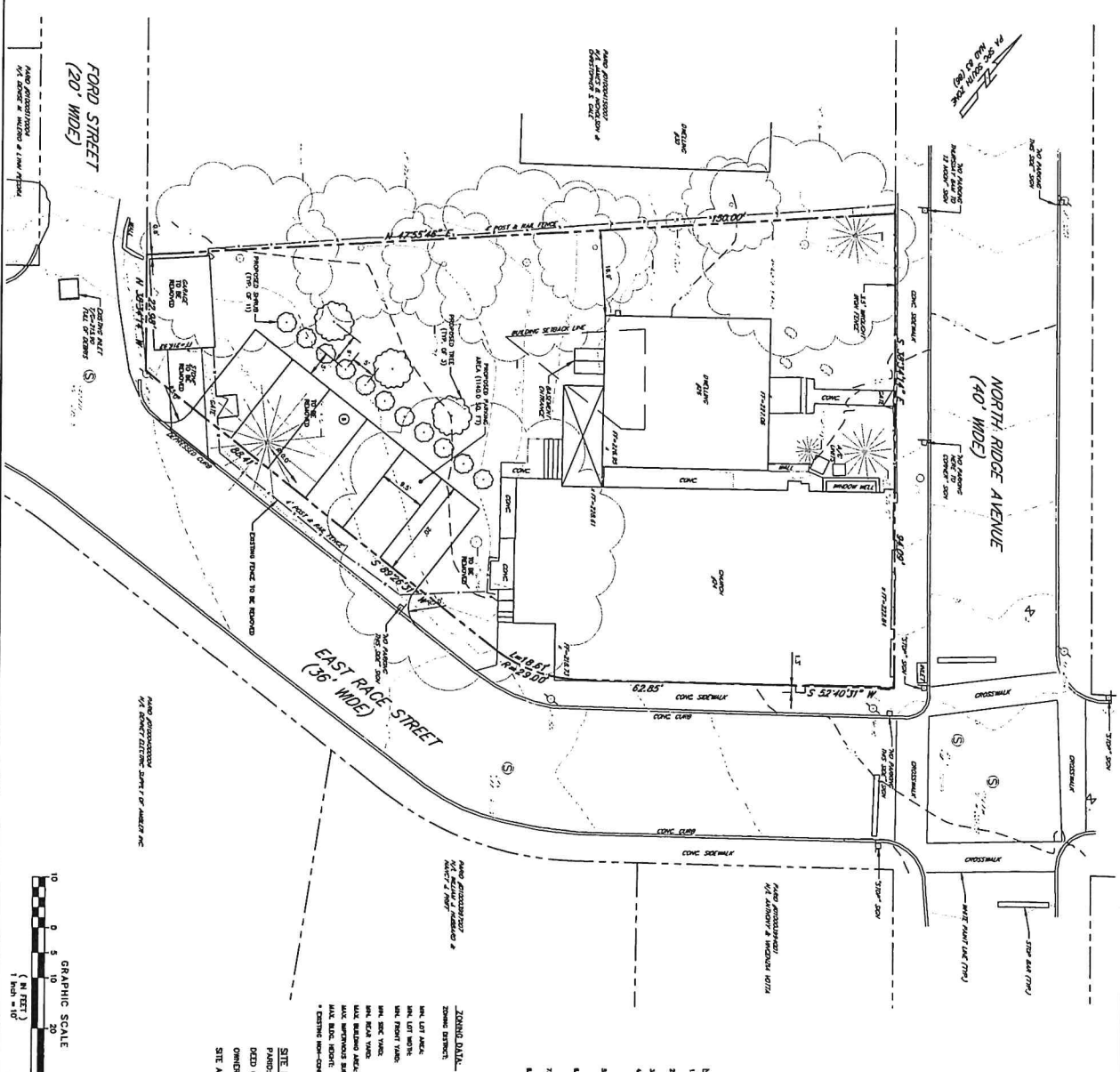
location with frontages on three streets, the configuration of its existing features, and the unique physical conditions present thereon.

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MONITORING ACT SET OF 1974, AS AMENDED BY ACT 28 OF 2006, REQUIRES THAT ANY PERSON ENGAGED IN EXCAVATION, TRENCHING, OR OTHER WORK THAT MAY DISTURB UTILITY LINES SHALL CONTACT 811 AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF SUCH WORK.

CAUTION:
THE INFORMATION PROVIDED BY 811 IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY WORK DONE ON THE BASIS OF THE INFORMATION PROVIDED BY 811.

FOR MORE INFORMATION, VISIT US AT WWW.811.COM OR CALL 8-1-1.



ZONING DATA:

ZONING DISTRICT	MIN. LOT AREA	MIN. LOT WIDTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MAX. BUILDING AREA	MAX. BULK HEIGHT	* EXISTING MAX. COVERAGE
M - NEIGHBORHOOD DISTRICT	1 AC.	120 FT.	30 FT.	5 FT.	5 FT.	30,000 SQ. FT.	35 FT.	30%
R - RESIDENTIAL DISTRICT	1 AC.	120 FT.	30 FT.	5 FT.	5 FT.	30,000 SQ. FT.	35 FT.	30%

SITE DATA:

PLANS: 01-00-04133-00-1
 DEED OF RECORD: DEED BOOK 633 AT PAGE 138
 OWNER: ST. JOHN'S LUTHERAN CHURCH
 SITE ADDRESS: 24 NORTH RIDGE AVENUE
 AMBLER, PA 19002

CONSHO ENGINEERING, INC.
 1 IRON BRIDGE DRIVE COLLEGEVILLE, PA 19348
 610 489 9131 FAX 610 489 8350

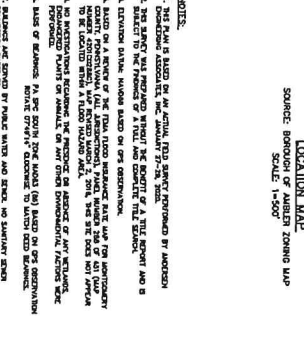
PROPOSED SKETCH PLAN

SHEET 1 OF 1

NOTES:

- THIS PLAN IS BASED ON THE ACTUAL FIELD SURVEY CONDUCTED BY ANDERSEN ENGINEERING ASSOCIATES INCORPORATED.
- THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA PROFESSIONAL LAND SURVEYING ACT AND THE REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS.
- NO INTERFERENCES WERE FOUND BY THE SURVEYOR.
- THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THE SURVEY PLAN.
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA PROFESSIONAL LAND SURVEYING ACT AND THE REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS.
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ANDERSEN ENGINEERING ASSOCIATES INCORPORATED
 150 RIDGE ROAD SUITE 2
 SELLEYSVILLE, PA 19380
 (610) 712-1971



PROPOSED SKETCH PLAN
 PREPARED FOR
24 NORTH RIDGE AVENUE
 SITUATE IN
 BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

PETER C. ANDERSEN
 PENNSYLVANIA PROFESSIONAL ENGINEER #PC02326K



TreeTopProducts.com
Lowest Prices Guaranteed

Sales Order

Account Number - 303332

Treetop Products Inc.
222 State Street
Batavia IL 60510
(866) 511-5642
info@treetopproducts.com

Sales Order # TP200038667

8/17/2022

Bill To
Mary Aversa
Borough of Ambler
131 Rosemary Ave
Ambler PA 19002
(215) 646-1000

Ship To
Mary Aversa
Borough of Ambler
131 Rosemary Ave
Ambler PA 19002
(215) 646-1000
(215) 646-1000

Payment Method	Terms	PO #	Shipping Method
	Check - Prepayment		ABF Freight

Item	Qty	Rate	Amount	Estimated Lead Time
4ZB4239 Commercial Steel Waste Receptacle/32 Gallon/Flat Lid/Portable or Surface Mount/ Black	29	\$538.85	\$15,626.65	Ships in 3 to 5 Days

Subtotal	\$15,626.65
Tax Total (%)	\$0.00
Shipping	\$1,866.00
Total	\$17,492.65

*Estimated lead time is based on normal fulfillment time of an order at this moment. Orders with large quantities may require additional time. These estimates are subject to change based on the nationwide supply chain issue.

DUDA ACTUARIAL CONSULTING



Philadelphia Office
500 Office Center Drive
Suite 400
Fort Washington, PA 19034
Phone: 267-513-1714
Fax: 484-636-2500

Pittsburgh Office
One Oxford Centre
301 Grant Street
Suite 4300
Pittsburgh, PA 15219
Phone: 412-255-3746
Fax: 412-255-3701

August 28, 2022

Mr. Albert Yaghooty
Finance Director
Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002

RE: Borough of Ambler Police and Municipal Employees' Pension Plans
2023 Minimum Municipal Obligations

Dear Albert:

As requested, we have completed the calculation of the 2023 Minimum Municipal Obligations for the Borough of Ambler Municipal Employees' (Defined Benefit and Defined Contribution) and Police Pension Plans. These calculations are based on the January 1, 2021 Actuarial Valuations and reflect a 3% of pay municipal employees' contribution in the Defined Benefit plan and a 5% of pay police contribution. Please keep in mind that these documents must be submitted to the governing body by September 30, 2022 (although revisions may be made up to the time the budget is finalized).

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

Sincerely Yours,

Joseph W. Duda, FSA, FCA, EA, MAAA
President

Enclosures

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2023**

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

	POLICE PENSION PLAN
1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2022)	1,323,311
2. NORMAL COST PERCENTAGE (Derived from latest actuarial valuation 1/1/21)	20.74%
3. TOTAL NORMAL COST (Item 1 times Item 2)	274,455
4. TOTAL AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation 1/1/21)	0
5. TOTAL ADMINISTRATIVE EXPENSES (Derived from latest actuarial valuation 1/1/21)	72,306
6. TOTAL FINANCIAL REQUIREMENT (Item 3 +Item 4 + Item 5)	346,761
7. TOTAL MEMBER CONTRIBUTIONS (5% OF PAY)	66,166
8. FUNDING ADJUSTMENT (Derived from latest actuarial valuation 1/1/21)	187,894
9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero)	92,701

Signature of Chief Administrative Officer

Date Certified to Governing Body

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2023**

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

	MUNICIPAL EMPLOYEES' PENSION PLAN
1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2022)	888,477
2. NORMAL COST PERCENTAGE (Derived from latest actuarial valuation 1/1/21)	7.85%
3. TOTAL NORMAL COST (Item 1 times Item 2)	69,745
4. TOTAL AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation 1/1/21)	0
5. TOTAL ADMINISTRATIVE EXPENSES (Derived from latest actuarial valuation 1/1/21)	38,899
6. TOTAL FINANCIAL REQUIREMENT (Item 3 +Item 4 + Item 5)	108,644
7. TOTAL MEMBER CONTRIBUTIONS	26,654
8. FUNDING ADJUSTMENT (Derived from latest actuarial valuation 1/1/21)	129,574
9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero)	0

*A funding adjustment exists only if the assets exceed accrued liability as reported in the latest actuarial valuation and is determined pursuant to Section 302 (C) of Act 205 of 1984.

Signature of Chief Administrative Officer

Date Certified to Governing Body

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
BUDGET FOR 2023**

NAME OF MUNICIPALITY: BOROUGH OF AMBLER

COUNTY: MONTGOMERY

	NON UNIFORMED DC PLAN
1. TOTAL ANNUAL PAYROLL (Estimated W-2 Salary for 2022)	980,769
2. NORMAL COST PERCENTAGE *	7.1960%
3. TOTAL NORMAL COST (Item 1 times Item 2)	70,576
4. TOTAL AMORTIZATION REQUIREMENT	0
5. TOTAL ADMINISTRATIVE EXPENSES	0
6. TOTAL FINANCIAL REQUIREMENT (Item 3 +Item 4 + Item 5)	70,576
7. TOTAL MEMBER CONTRIBUTIONS	0
8. FUNDING ADJUSTMENT	0
9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8, but not less than zero)	70,576

* 8% for those employees whom contribute 5%. If they contribute 3%, then normal cost percentage is 4%.
If they contribute 4%, then the normal cost percentage is 6%.

Signature of Chief Administrative Officer

Date Certified to Governing Body

Compensation



Term: January 1, 2023 - December 31, 2025

Tax Type	Compensation
Business Privilege Tax	2.25% (plus postage)

- This quote reflects current understanding of the requirements.
- This quote does not include postage
- Berkheimer shall be reimbursed for all additional bank fees, i.e. returned checks.

berkheimer
tax innovations
325-A N. POTTSTOWN PIKE
EXTON, PA 19341-2290

BUSINESS PRIVILEGE AND/OR MERCANTILE TAX LICENSE

TAX YEAR:
2022

RE:

DISTRICT:
00442
WEST CHESTER BOROUGH

ACCOUNT NUMBER:

This license is issued in accordance
with the Tax Ordinance/Resolution

You are entitled to receive a written explanation of your rights with regard to the audit, appeal, enforcement, refund and collection of local taxes by calling Berkheimer at 610-599-3140, during the hours of 9:00 a.m. through 4:00 p.m., Monday through Friday. Or, you can visit our website at www.hab-inc.com or contact us by e-mail at BPT@hab-inc.com. If Berkheimer is not the appointed tax hearing officer for your taxing district, you must contact your taxing district about the proper procedures and forms necessary to file an appeal.

▲ PLEASE DETACH AND AND DISPLAY YOUR LICENSE, IF REQUIRED ▲

▼ DETACH AND RETURN MIDDLE STUB WITH YOUR REMITTANCE, MAKE A COPY FOR YOUR RECORDS ▼

WEST CHESTER BOROUGH
2022

Remit check or money order to .

HAB-BPT

PO BOX 20087
LEHIGH VALLEY, PA 18002-0087

Acct #:
Dist #: 00442

TAX DUE ON OR BEFORE

04/15/22

Check box for Nature of Business.

Service Rental Retail Wholesale

1. TAX DUE \$150.00

a) Exempt if gross receipts were less than \$15,000 for the prior calendar year. Supporting documentation MUST be provided.

b) Deduct \$10 if Licence Fee has been paid.

2. INTEREST OF 0.500% PER MONTH OR FRACTION THEREOF

3. PENALTY OF 10.000% IF PAID AFTER DUE DATE

4. TOTAL AMOUNT DUE (Lines 1 through 3)

PLEASE MAKE A COPY OF THIS FORM FOR YOUR RECORDS.

Phone: 610-599-3140

Website: www.hab-inc.com

DO NOT WRITE BELOW THIS LINE

Make any corrections to Business Name & Address and check here.

Signature _____

Date _____



▼ PLEASE DETACH AND RETURN THIS STUB WITH YOUR PAYMENT WITHIN 10 DAYS ▼

NO CASH PAYMENTS WILL BE ACCEPTED.
Your cancelled check is your receipt of payment.
There will be a \$29 fee for returned checks.

Make any corrections to Business Name & Address and check here.

Business Name:

LICENSE FEE

Tax Year: 2022

Re:

District: 00442
WEST CHESTER BOROUGH

Account Number:

Amount Due: \$ 10.00

Check box for License(s) being remitted.

SERVICES RENTALS RETAIL WHOLESALE

DO NOT WRITE BELOW THIS LINE

bpl-hvs-2016 1/21/021



Public Safety Committee

September 6, 2022

Jen Henderson- Chair

Erin Endicott

Nellie Forst

Amy Hughes

OLD BUSINESS

NEW BUSINESS

1. **PUBLIC WORKS & CODE REPORT**

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

2. **RED CROSS**

A Red Cross Blood Drive is scheduled for Friday, September 16 from 2-7 p.m. in the Ambler Borough Hall Gymnasium. You may make an appointment to give by going online to www.redcrossblood.org and entering the sponsor keyword “ambler” or by calling 1-800-Red-Cross. Walk-ins are welcome.

3. **TACTICAL GEAR**

The attached quote is for the purchase of 2 Ballistic Shields and Helmets for our Police department . This purchase is being made primarily with donations. An additional 12 helmets and shields will be purchased in the coming weeks. (**attached**)

4. **CIVIL SERVICE COMMISSION**

At a meeting of the Civil Service Commission, the Chief made a request that the operating rules be amended so that a person seeking a promotion must have three years of experience within the Borough, as opposed to three years in any police department. This would not apply to the office of Chief since that hiring is made outside of the civil service process. The Commission voted to approve this rule change and Council is asked to give its approval. (**attached**)

Borough of Ambler Code Enforcement Report for August 2022

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	9	9	19	11	22	24	8	8					110
Dumpster	0	1	3	2	4	7	2	3					22
Fire	0	0	0	1	2	0	0	0					3
Mechanical	4	2	7	2	4	5	5	3					32
Plumbing	6	2	9	3	7	7	6	1					41
Road Opening	1	2	3	2	2	0	0	2					12
Use and Occupancy	0	1	1	2	0	0	3	1					8
Vendor Sales	0	0	0	0	0	0	0	0					0
Zoning	2	0	4	3	4	8	4	4					29
Rental Inspections	1	0	43	84	28	0	2	0					157
TOTALS	22	17	89	110	73	51	30	22					414

* The Borough Bi-Annual Rental Inspection Program was temporarily paused again in late December 2021 due to an increase in COVID-19 cases. The Borough resumed the inspection program in late February.



Tactical Wear LLC
 360 Steel Way Suite 2
 Lancaster, PA 17601 US
 +1 7176662348
 erbd@tacticalwearonline.com
 www.tacticalwearonline.com

QUOTE

ADDRESS

Borough of Ambler
 131 Rosemary Ave
 Ambler, PA 19002
 United States

SHIP TO

Borough of Ambler
 131 Rosemary Ave
 Ambler, PA 19002
 United States

QUOTE # 2692

DATE 08/24/2022

PO#

PD22-108

ACTIVITY	QTY	RATE	AMOUNT	SKU
Ballistic Shield:F-6000-18X30-WMX3RF Equalizer III+ Ballistic Shield Equalizer Ballistic Shield, Ballistic Level III+, 18'x 30" Rectangular View Port	2	4,470.00	8,940.00	F-6000-18X30-WMX3RF
Ballistic Helmet:PST-SC650-III-A (size)-(color)-BOA Small, Medium or Large Rasgt Style - Level IIIA - With USI BOA and mesh omega harness	2	399.00	798.00	PST-SC650-III-A (size)-(color)-BOA
**XL add \$45				
Ballistic Helmet:SpecOpsDelta-III-A-GenII SpecOpsDelta-III-A-GenII COLOR: BLACK S,M,L	2	748.00	748.00	SpecOpsDelta-III-A-GenII
SPECOPSDELTA-III-A-BOA-BLK-XL Spec Ops DELTA Gen II Ballistic Helmet XL / Black W/ USI BOA	1	780.00	780.00	SPECOPSDELTA-III-A-BOA-BLK-XL
Ballistic Helmet:SPRINT-III-A-SPRINT - Small, Medium or Large Ultra High Cut - Level IIIA - With USI Rails, NVG Mount	1	675.00	675.00	SPRINT-III-A
SPRINT-III-A-SPRINT - Small, Medium or Large Ultra High Cut - Level IIIA - With USI Rails, NVG Mount				
Ballistic Helmet:SPRINT-III-A-SPRINT - Small, Medium or Large Ultra High Cut - Level IIIA - With USI Rails, NVG Mount	1	715.00	715.00	SPRINT-III-A
SPRINT-III-A-SPRINT - XL Ultra High Cut - Level IIIA - With USI Rails, NVG Mount				

SUBTOTAL
 TAX

12,648.00
 \$ 10,436.⁰⁰ 0.00

AMBLER CIVIL SERVICE COMMISSION

MEETING AGENDA

AUGUST 15, 2022 (4:00 p.m.)

1). CALL TO ORDER

2). ROLL CALL

- a. Dan Coppolella – CSC President
- b. Clent Williams – CSC Vice President

3). OLD BUSINESS

- a. Approval of the January 3, 2022 Meeting Minutes.

4). NEW BUSINESS

- a. Administer Edward Curtis, Sr. Oath of Office for a term to end 12/31/23.
- b. Vote to elect Ed Curtis CSC Secretary.
- c. Vote to void current Police Officer List so we can establish a new eligibility list with new test.
- d. Change *CSC Rules and Regulations §3.6 (c)* as follows:

OLD VERBIAGE:

§3.6 General Qualifications Applicants for Promotion:

§3.6 (c): Candidates for promotion must have three years of police experience, including time with other police departments. Such candidates must be graduates from a recognized police academy, have knowledge of administration, and demonstrate an ability to supervise others.

NEW VERBIAGE:

§3.6 General Requirements Applicants for Promotion:

§3.6 (c): Candidates for promotion of ~~Sergeant~~ must have three (3) full years of service completed with the Ambler Borough Police Department. Such Candidates must be graduates from a recognized police academy, have knowledge of administration and department policy, and demonstrate the ability to supervise others.



5). PUBLIC COMMENT

6). ADJOURNMENT

Public Utilities Committee

September 6, 2022

Haley Welch- Chair

Erin Endicott

Karen Sheedy

Amy Hughes

OLD BUSINESS

NEW BUSINESS

1. **WWTP ENGINEER REPORT**

The WWTP Engineer's report will be provided.

2. **CLARIFIER REPAIR**

Quotes were requested to fix clarifiers #2 and #3, authorization is requested to award to Blooming Glen for the cost of \$19,300.00. (Budgeted)

Blooming Glen came in at \$19,300 for both tanks.

Eastern Environmental was \$38,250.00 per tank for a total of \$76,500.00

3. **PFAS SAMPLING RESULTS – JULY 2022**

The Water Engineer's tabulation of PFAS sampling results from July 2022, along with the average of all past sampling results, is **attached**. All levels continue to be consistent with the average of past sample results. There are no significant increases or decreases at any wells, tanks, or at Whitemarsh. Several wells continue to be close to PA DEP's proposed MCL for PFOA (14 ppt). The spreadsheet will be posted on the website. (**attached**)

4. **MIRIA GRANT**

There will be a check presentation at The October Committee Meeting for the MIRIA Grant.

**AMBLER WATER SYSTEM PFAS SAMPLE RESULTS
JULY 2022 SAMPLING**

Well No. or Location	PFOA Average of Past Results (ppt)	PFOS Average of Past Results (ppt)	PFOA* July 2022 (ppt)	PFOS* July 2022 (ppt)
2	12.4	9.7	13.0	8.5
4	10.7	10.1	12.0	9.6
6	9.7	9.1	9.0	9.4
7	9.3	8.4	9.8	8.1
8	2.3	6.8	**	**
9	11.4	9.6	**	**
11	10.1	8.3	9.8	7.0
12	7.2	6.2	7.9	6.1
14	7.4	7.0	6.9	5.7
Whitemarsh WTP Raw	7.6	6.5	8.3	5.1
Whitemarsh WTP Treated	8.0	5.7	**	**
Storage Tanks				
Loch Alsh Tank	12.4	9.2	13.0	9.2
Broad Axe Tank	9.3	6.6	12.0	8.8
Houston Road Tank	9.0	7.8	7.0	5.4

Notes:

ppt = parts per trillion

** = Not Sampled

Average of Past Results is the average of samples collected in 2018, 2019, 2020, 2021, and January and April 2022.

July 2022 samples were collected on July 27, 2022 and analyzed by Eurofins Environment Testing Philadelphia - Horsham, PA

*PA DEP adopted a proposed rule - "The Safe Drinking Water PFAS MCL Rule" - in November 2021. The rule proposes an MCL of 14 ppt for PFOA and 18 ppt for PFOS. While all sources are currently testing below the proposed levels, several are near the proposed MCL for PFOA. The proposed rule was subject to a public comment period that closed April 27, 2022. Following public comment, the proposed rule will be reviewed further and potentially revised before a final rule is considered and authorized.

Parks & Recreation Committee

September 6, 2022

Erin Endicott- Chair

Haley Welch

Jen Henderson

Lisa Auerbach

OLD BUSINESS

NEW BUSINESS

1. YOGA IN THE PARK

Registered Yoga Teacher Dan Rosenak will offer residents free yoga sessions at Knights Park, flyer **attached** . A yoga mat and appropriate attire are required.

2. SPONSOR REQUEST

A request to donate \$300.00 to Do Better 4 Steve, a non-profit organization set up in memory of Steven. Steven was graduate of Wissashickon, who passed away in 2019 at the age of 23. They work locally with kids with disabilities, similarly, to Make-A-Wish Foundation, but at a local level.

3. PARK PLAN

A presentation will be made by the Montgomery County Planner outlining the key recommendations for the Borough Park System put together by the Borough Planning Commission from public input as part of the Parks System Plan at the September 20, 2022 Council meeting. **(Letter with recommendation enclosed).**

YOGA IN THE PARK



Knights Park

38 Church St., Ambler Borough

Ambler Borough Parks & Recreation is pleased to offer residents free yoga sessions at Knights Park. Yoga sessions are for adults & will be conducted by Registered Yoga Teacher and Borough resident, Dan Rosenak. A yoga mat & appropriate attire are required.

Sunday, August 28 (9:00-10:00 a.m.)

Sunday, September 11 (9:00-10:00 a.m.)

Saturday, September 24 (9:00-10:00 a.m.)

Sunday, October 2 (9:00-10:00 a.m.)

Saturday, October 22 (9:00-10:00 a.m.)

Salary & Personnel Committee

September 6, 2022

Frank DeRuosi- Chair

Haley Welch

Nellie Forst

Jen Henderson

OLD BUSINESS

1. A recommendation will be made for the Water Department, Assistant Superintendent.
2. A recommendation is forthcoming on the proposed AFSCME contract.

NEW BUSINESS

Recommendations

Public Utilities Committee

1. Authorization is requested to award to the clarifier 2 & 3 repairs to Blooming Glen for the cost of \$19,300.00.

Parks & Recreation Committee

1. A recommendation is requested to donate \$300.00 to Do Better 4 Steve, a non-profit organization

Salary & Personnel Committee

1. A recommendation is forthcoming on the proposed AFSCME contract.
2. A recommendation will be made for the Water Department, Assistant Superintendent

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 Council

From: Glenn Kucher, Code Enforcement Officer

Date: September 1, 2022

Re: Parks System Plan Executive Summary

At the direction of Council, in late 2019, the Planning Commission had been tasked with working on a conceptual plan identifying community needs and improvement for each park in the Borough to be use as a parks system plan. This park system plan is in intended to serve as a major tool to guide the future direction of current and prospective park considerations in the Borough. Although the plan itself is not completed the Borough Planning Commission believe it is important to forward the findings to Council to assist in budgetary planning for the future.

The Borough Planning Commission spent countless hours soliciting public input by blanketing the town with signage, flyers, and social media advertising resident input. In addition, the Planning Commission held five zoom workshops designated for each park or park type in 2020 and 2021. These workshops were well attended by Borough residents and valuable input was gathered from their comments. In addition, the Borough solicited input via message boards, handwritten letters, emails, every Planning Commission meeting, and conducted an additional survey in the fall of 2021. The Borough Planning Commission also analyzed and included input from previous surveys such as the "Friends of the Park and Borough Park Surveys from previous years. This is an executive summary of these findings with priority recommendations with estimated costs for these items for short- and long-term budgetary planning for the Borough Parks system.

Ambler Parks Plan – 2023

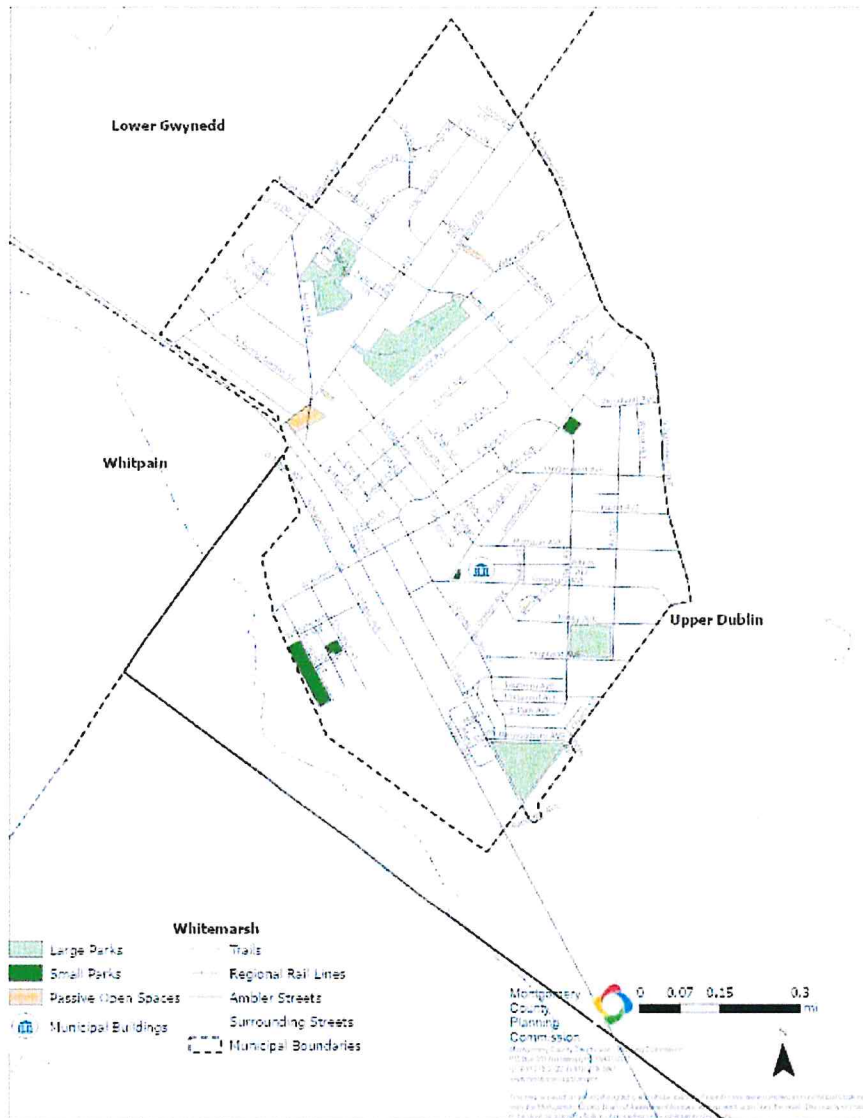
Summary of goals and recommendations

As of September 2, 2022

Introduction

This plan celebrates Ambler’s existing parks & recreation facilities and looks to set the Park System up for future success. Building on the adoption of the Borough’s Open Space Plan Update in November 2019, this document seeks to make specific recommendations for improvements to amenities and programming at individual parks to better serve the needs of borough residents. This plan furthers these implementation items by soliciting park-specific stakeholder participation and feedback, and prioritizing improvements for each park.

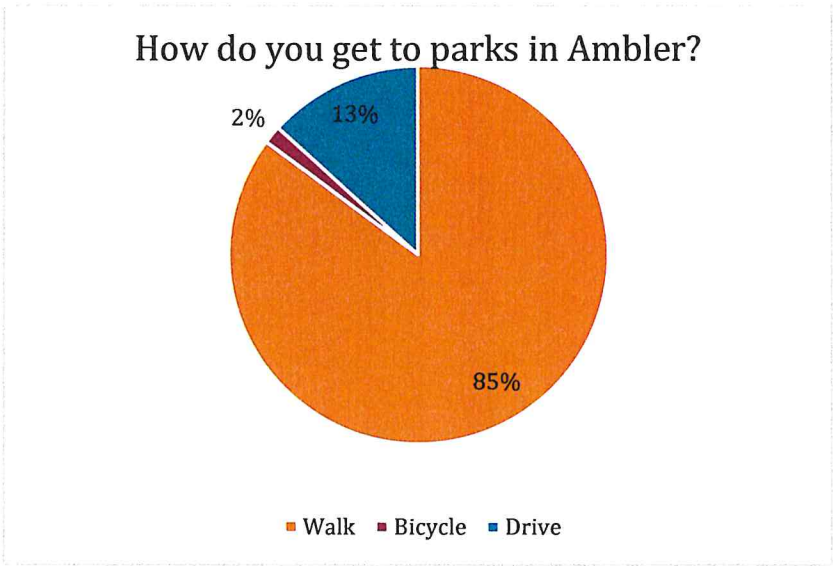
Ambler Borough has a remarkable number of parks and open spaces for its size. Ambler’s parks and open spaces can be divided into three categories. The Large Parks group consists of four parks that are around 3 acres in size or greater. The Small Parks group consists of four smaller park areas that serve a more limited, but still important, function in the park system. Finally, Ambler Borough owns three small parcels that are reserved as open space, without significant public access. Between them, the parks and open spaces total 25.4 acres.



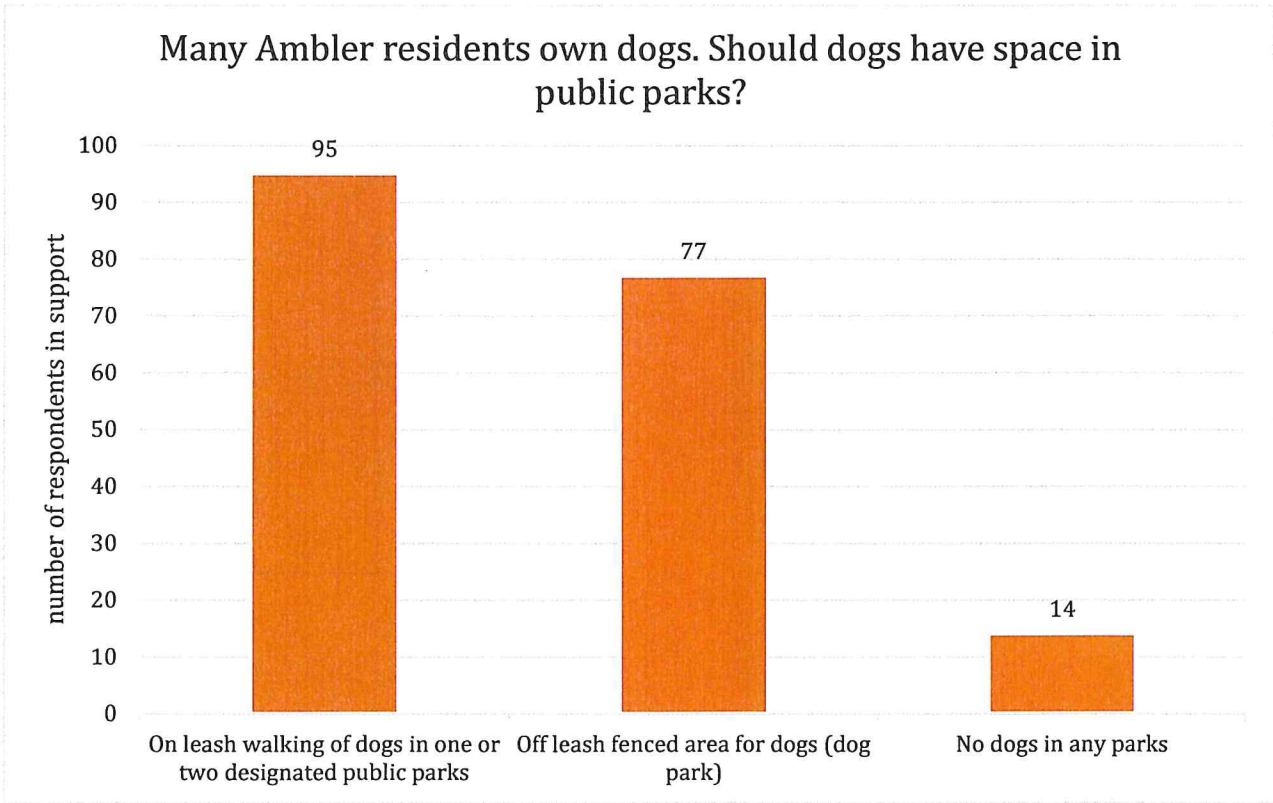
Broadly speaking, the borough is not in need of major changes in how the park areas are used or what is in them. The changes recommended are primarily improvements that enhance the existing spaces; many of them can be made gradually over time. Recommendations for the plan are for both capital improvements – physical objects with a fixed cost, and non-capital items. The non-capital items include policy changes, programming, management, and maintenance. Capital improvements may apply to many parks or just to a few specific parks.

Highlights from Public Outreach

Some key general findings from the public survey include that 85% of survey respondents walk to parks in Ambler (n=128).

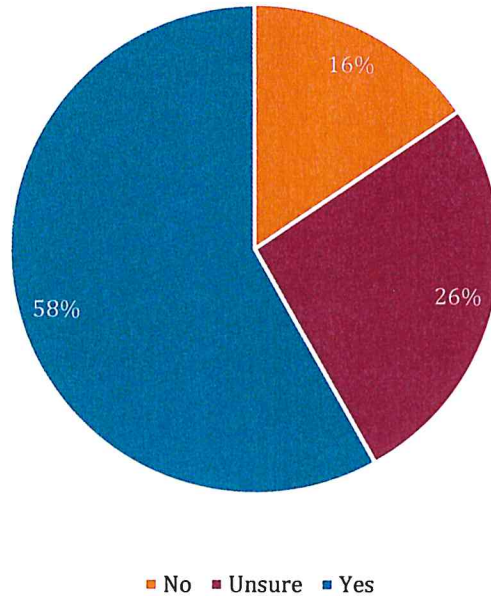


There is broad support for dogs in some parks on leashes and/or an off-leash dog park. Only 11% of respondents do not support allowing dogs in parks at all. Note that respondents could choose more than one option for this question (n=130).



Many survey respondents would consider a tax increase to go specifically towards the park system. Supporters of a tax increase and those who were unsure add up to 84% of survey respondents (n=129).

Would you support a small tax increase to improve parks and recreation in Ambler?



General Recommendations

The survey and public meetings focused primarily on potential capital improvements to parks. However, a number of non-capital items came up in the process these are summarized first, followed by two sections of capital items that are not specific to any one park.

Non-capital Considerations

A few of the policies set by council may need reevaluation, including about staffing and volunteers for parks and recreation leadership and organizing.

Reevaluate rules surrounding dogs in parks in light of survey responses that indicate support for leashed dog walking in parks and a strong interest in the creation of a fenced (off-leash) dog park.

Evaluate the need for an appointed Parks and Recreation Board or Commission that will work with Borough Council on programming, capital decisions, management, and volunteer management.

Recruit volunteers to "friends of" groups for more parks.

Evaluate the need for a part-time Parks and Recreation Director position to manage recreation programming and events.

Maintenance and policing recommendations include the following:

Continue to remove invasive and noxious plant species.

Formalize a maintenance program for parks.

Increase frequency of police foot and bicycle patrols of parks.

Additional funding is likely needed to implement the recommendations of this plan. Pennsylvania allows municipalities to request that new development that adds residential units to the borough contribute financially or with land on their site to the borough's park system. Implementing this would require a change to the Subdivision and Land Development Ordinance. Alternatively or in addition, the existing tax for parks and recreation could be increased.

Consider implementing a recreation land dedication or fee in lieu of dedication for new development.

Evaluate the need for a modest tax increase to provide additional funding for parks and recreation.

Ongoing planning and updates will be needed, including further physical evaluation of and more detailed planning for each individual park.

Evaluate Americans with Disabilities Act (ADA) compliance at all parks and consider ways to expand physical accessibility.

Work with Montgomery County Planning Commission to create detailed master plans for each park, perhaps at a rate of one park every two to three years. Work with funders to implement plans.

Create periodic opportunities for residents to provide input into programming and capital improvements (e.g. online survey every five years).

Clarifying and improving public information about existing park facilities and policies will help promote Ambler's excellent park system. The public would also like to stay informed about what is planned for the future.

Improve information on the borough's website about park locations and amenities.

Formalize and promote the bench dedication program.

Improve information on the borough's website about how to report a problem or request related to the parks and open spaces.

Formalize a policy for rental or reservation of park facilities. Clarify prioritization and fees for residents, non-residents, groups, individuals, non-profits, etc. Promote facility rental opportunities.

Provide information on borough website about what capital improvements are planned for the parks.

Finally, a variety of types of programming were requested for both children and adults.

Add recreation programming for children to the parks such as soccer or basketball programs, environmental education, etc.

Add recreation programming and events for adults and teens to the parks such as community sports, concerts, yoga and fitness classes, etc.

Capital Improvements

The next set of recommendations are financial investments in physical improvements that may be located in any or all of the parks. For some of these items there is a two-stage decision to be made. Do we want this in our park system? If yes, where should it go?

Add to multiple parks

These items are likely needed at many if not all parks. Note that the items here are not generally repeated under individual parks in the sections below.

Continue to add trees and native vegetation.

Upgrade trails and paths.

Add seating and benches where needed.

Add bicycle parking.

Improve physical accessibility to parks.

Add drinking fountains.

Continue to add stormwater management facilities such as rain gardens to parks in a way that is compatible with the recreational use of the spaces and enhances the natural beauty and usability of the park.

Implement a cohesive signage program for all parks.

Upgrade safety surfacing at existing playgrounds.

Work with regional partners to connect parks to the regional trail system.

Add educational signage about environmental practices such as green stormwater management infrastructure and native plants in parks.

Add trash and recycling receptacles.

Improve park lighting for safety while adhering to Dark Sky lighting best practices.



Bike rack at Locust Street Park



Bicycle parking is not available at most parks (pictured: Borough Park)

Add to a specific park if desired

These are larger items that would generally be applicable at only one or two parks. Once the overall decision is made to invest in the item, a second stage of the decision about where to locate it will need to be made. The decision of where to locate these items will depend on how many of them are planned.

Add a covered picnic pavilion – could be available for reservation or rental.

Add workout equipment for teens and adults.

Consider the addition of a fenced dog park. (See also non-capital considerations.)

Add a splash pad.

Add dog bag stations to any parks where leashed dog walking is permitted.

Add playground equipment for older children (8-12+).



Splash Pad, Roe Park, KS



Teen/adult workout equipment



Swings can be popular with kids, teens, and adults. Older children are often drawn to more complex climbing structures.

Large Parks

Park / Open Space	Access Locations	Area (Acre s)	Playing fields/courts	Playgrou nd	paths / trails	restroo ms	picni c table s
Pickering Field	Trinity Ave., North St., Highland Ave., E. Park Ave.	2.9	Basketball Courts (1) Baseball Fields (4) Soccer Field (1)	yes	no	yes	1
Borough Park	Tennis Ave., Edgewood Dr., Hendricks St.	8.9	no	swings only	yes	no	yes
Knight Park	Main St., Church St., Bannockburn Ave.	5.7	Basketball Courts (2) Baseball Field (1) Skate Park	yes	yes	yes	yes
Ricciardi Park	Hendricks St., Reiffs Mill Rd., Grist Mill Ct., Fulling Mill Ln.,	5	Pickleball Court Soccer Field	yes	yes	no	yes
22.5							

Pickering Field

Some high priority items as well as other recommendations were developed for Pickering Field. Many of the recommendations for this park focus on safety for park users. The photo at right shows the corner of Park and Highland. There are no sidewalks on either street and children wait for the school bus at this corner. The photo below shows the basketball court very close to the street with nothing to prevent balls (or children chasing them) from running right into the street.



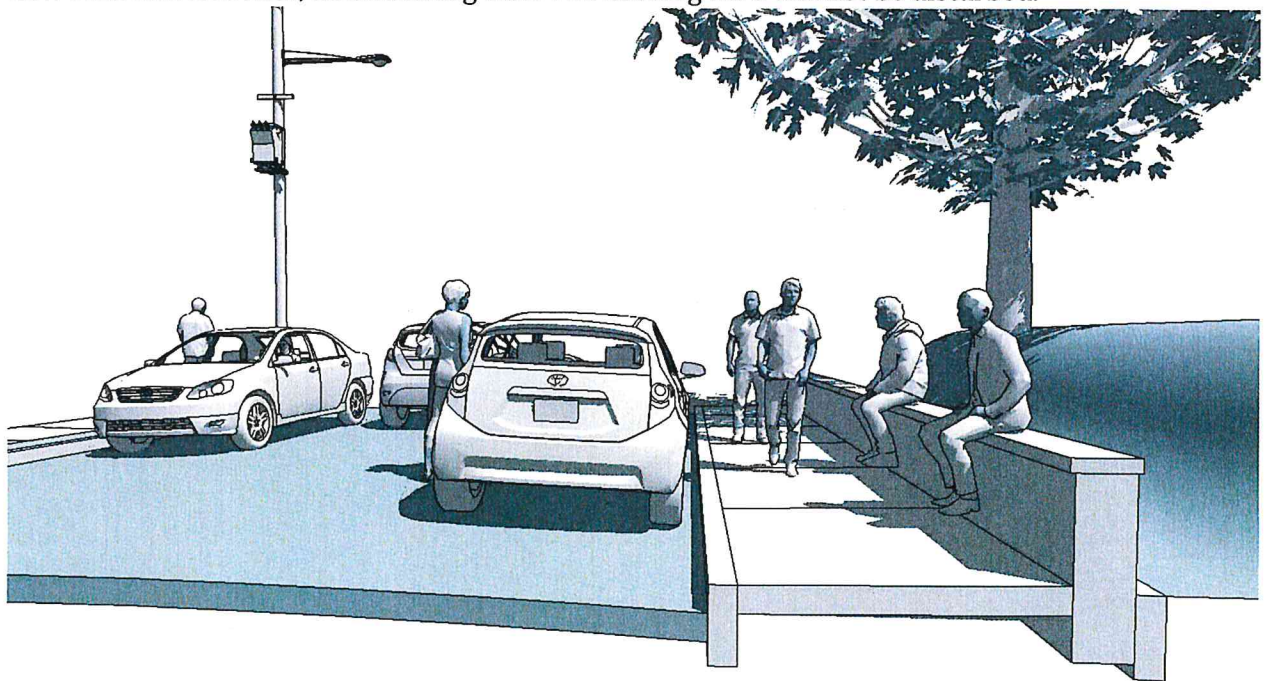


Top Priority:

Complete sidewalks on all sides of park.

Continue to work to control erosion and protect existing shade trees.

To address these top priority recommendations, Montgomery County Planning Commission has redesigned East Park Avenue to add a sidewalk with a seating wall. The design will reduce the width of the cartway of the road, removing parking on the west side of the street. The resulting cross section will have two-way travel, one parking lane (on the Pickering Field side of the street), a new curb and sidewalk, and a seating wall. The existing curb will not be disturbed.



Other:

Add fencing between basketball court and street.

Improve crosswalks and safety signage on streets bordering park.

Add traffic calming measures to surrounding streets.

Add benches and picnic tables.

Enhance playground equipment.

Consider other border fencing near the playground and where needed to contain runaway balls.

Improve the waiting area at the school bus stop at Park and Highland Avenues.

Completing the sidewalk on all sides of the park will improve the waiting area at the school bus stop, as will the addition of the seating wall. Newly painted crosswalks will also help with student safety. Once those improvements are complete, an informal assessment should be done to observe whether additional improvements are needed for schoolchildren boarding the bus at this location.

Borough Park

The largest park in Ambler, Borough Park is also the most passive park of the public access parks. Borough Park is a great place for bird watching and escaping into nature.

Several high priority items were identified for Borough Park, primarily focused on access. Other recommendations cover environmental issues and amenities. While the public outreach did not indicate a desire for additional active recreation amenities in Borough Park, the existing swings are popular and an upgrade to those swings as well as a few benches, especially near the swings, were requested by the community.



Top Priority:

Improve stairs and fencing at Hendricks Street.

This highest priority item was identified due to safety concerns with the existing Hendricks Street entrance.

Perform streambank restoration and improve riparian buffers.

Continue to improve trails and paths.

Add seating where appropriate.

Improve Tennis Avenue entrance to park (signage, path condition, landscaping).

Other:

Mark trails.

Trails could be marked using signage or blazes so that park users know where the designated paths are when park vegetation is fully leafed out.

Add environmental education signage about riparian corridors, native plants, and wildlife such as common bird species.

Consider adding bat boxes, bird feeders, a bird blind, and/or bird nesting boxes.

Environmental education and additional wildlife amenities could enhance the natural experience for users of Borough Park.

Replace/improve swings.

Knights Park

Knights Park has many different activities and uses, with the possibility of additions to the park or changes to some of the existing uses. There are no high priority recommendation, but general recommendations focus on an overall assessment of how the park is used and how that could change in the future. Knights Park is a likely location for new amenities to the park system, if those are added at some point.

Evaluate how this park fits programmatically into the park system.

Consider other uses for the ball field noting the recent addition of the community gardens.

Add benches throughout park.

Improve maintenance of picnic area – foundations for picnic tables, condition of tables and benches.



There may be opportunities for additional amenities at Knight Park.

Ricciardi Park

A well-utilized park, Ricciardi Park draws users for a variety of purposes. The courts are used by pickleball players, hockey players, and kids on wheeled toys such as tricycles and scooters. Ongoing monitoring of the way the space is used may be helpful to ensure different constituencies are all able to get their recreation needs met.



Some of the many uses at Ricciardi Park include a playground and a crushed stone walking trail.

Top Priority:

With only one picnic table in this large park, this item was specifically called out as a top priority improvement. Although efforts have been made to calm traffic on Hendricks Street, additional measures may be needed.

Add picnic tables.

Continue to work on traffic calming on Hendricks Street.

Other:

Improve park access from Reiff's Mill Road – create a hard surface pathway and improve signage.

Consider the addition of restrooms or temporary restroom facilities.

The addition of restrooms at this park has both strong supporters and strong detractors. Perhaps a trial of a temporary restroom unit is a reasonable next step to see if

Consider additional movable pickleball nets.

Consider additional lighting.

Consider adding a flagpole.

Pickering and Knight Parks both have flagpoles, so it may be nice to have one at Ricciardi Park also.

Small Parks

Park / Open Space	Access Locations	Area (Acres)	Playing fields/courts	Playground	restrooms	picnic tables	benches	
Wahl Playground	Poplar St., Rosemary Ave.	0.1	no	yes	available in Borough Hall	yes	yes	
Jean Thompson Park	Chestnut St., Center St.	0.3	no	yes	no	no	yes	
Locust Street Park	Locust St., Center St.	0.82	Basketball Court	yes	no	no	yes	
Ambler Square	E Butler Ave., E Park Ave.	0.24	no	no	no	no	yes	
		1.46						

Recommendations for small parks were primarily for Wahl Playground and Locust Street Park. There were no recommendations for Ambler Square and no top priority recommendations for these parks. Some opportunities exist at Locust Street Park for new amenities or enhancement of the environmental and natural features of the park.

Wahl Playground

Continue to monitor to control erosion/muddy areas.

Add shade trees on Poplar Street.

Enhance playground equipment if needed.

Add seating/benches.

Jean Thompson Park

Enhance playground equipment.

Locust Street Park

Repair sidewalk.

Basketball court improvements.

Create a native butterfly garden or meadow.

Add playground equipment.

Improve oversight of third party maintenance.



There may be the opportunity for more naturalized area at Locust Street Park.

Open Spaces

Park / Open Space	Access Locations	Area (Acres)	public access
Edgewood Preserve	Edgewood Dr., Valleybrook Rd.	0.36	no
Reiff's Mill Open Space	Reiffs Mill Rd. Tennis Ave., N Main St.	0.94	yes
44 Tennis Avenue	Tennis Ave.	0.14	no
		1.44	

A few recommendations were developed for the open spaces, and the general recommendation for all parks

Top Priority:

Work with federal and state agencies to create a landscaping plan for 44 Tennis Avenue.

Other:

Remove park signage at Reiff's Mill Open Space that encourages public access.

Rename 44 Tennis Avenue open space.

Implement appropriate riparian landscaping at 44 Tennis Avenue, once landscaping plan is developed and approved.

Install signage on Edgewood Drive at the border of Edgewood Preserve indicating that the preserve is a protected environmental area that was preserved with funds raised by the community.



44 Tennis Avenue

Summary

The top priority recommendations are summarized below with preliminary cost estimates as relevant and available.

Recommendation	Cost
Reevaluate rules surrounding dogs in parks in light of survey responses that indicate support for leashed dog walking in most parks and a strong interest in the creation of a fenced (off-leash) dog park.	
Complete sidewalks on all sides of Pickering Field.	\$276,534.75
Continue to work to control erosion and protect existing shade trees at Pickering Field.	
Improve stairs and fencing at Hendricks Street entrance to Borough Park.	
Perform streambank restoration and improve riparian buffers at Borough Park.	
Continue to improve trails and paths at Borough Park.	
Add seating where appropriate at Borough Park.	\$500 - \$1,000 per bench
Improve Tennis Avenue entrance to Borough Park (signage, path condition, landscaping).	
Add picnic tables at Ricciardi Park.	\$1,500 - \$2,000 each
Continue to work on traffic calming on Hendricks Street near Ricciardi Park.	
Work with federal and state agencies to create a landscaping plan for 44 Tennis Avenue.	Covered by MCPC contract.

Other available preliminary cost estimates are listed below:

Item	Cost per item
Bench	\$500-\$1,000
Picnic table	\$1,500 - \$2,000
Bicycle parking	\$200 - \$800
Drinking fountain	\$800 - \$4,000 per fountain depending on location and water source
Trash or recycling receptacles	\$500 - \$1,000
Covered picnic pavilion	\$3,000 - \$30,000
Workout equipment for teens/adults	\$2,000 - \$30,000
Fenced, off-leash dog park	\$10,000 - \$30,000
Dog bag station	\$150 - \$500
Signage	\$300 - \$1,000