



## BOROUGH OF AMBLER COMMITTEE MEETING

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

January 3, 2023

**Finance & Planning Committee**

January 3, 2023

Nellie Forst - Chair

Karen Sheedy

Lisa Auerbach

**OLD BUSINESS**

**NEW BUSINESS**

1. **BOROUGH ENGINEER'S REPORT**

The Borough Engineer's report will be provided.

2. **MASCARO WASTE COLLECTION DAY CHANGE**

Residential trash and recycling service day changes to Mondays in 2023. Yard Waste collection stays on Tuesdays except during a holiday week. **(NEW 2023 collection schedule attached)**

3. **ZONING ORDINANCE AMENDMENT**

Authorization is requested to advertise to hold a public hearing and possible adoption of an ordinance amending the Zoning Ordinance changing the parking setback requirement in an R-3 Zoning District the Borough Solicitor has put together. Montgomery County Planning Commission and Borough Planning Commission reviews **attached.**

4. **TOD ORDINANCE**

The Planning Commission will be reviewing the revised Transit-Oriented Development Ordinance Amendment Council authorized the Solicitor to draft. **(attached)**



# 2023 Ambler Borough Trash & Recyclables Collection

January 2023						
Su	M	Tu	W	Th	F	Sa
H	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
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30	31					

May						
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June						
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July						
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September						
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29	30	31				

November						
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29	30	31				

December						
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23	24	H	26	27	28	29
30	31					

■ Trash / Recycle / Bulk item   ■ Yard Waste Collection   ■ Holiday

**SOLID WASTE COLLECTION:** All solid waste, recyclables and yard waste should be placed curb side no later than 6 A.M. the day of your scheduled pickup. Solid waste is to be placed in the gray roll cart provided by Ambler Borough. No hazardous or E-waste collected. Litter and debris can attract unwanted pests and can clog storm drains. Keep trash and recyclables covered. **DO NOT LITTER.**

**RECYCLABLES COLLECTION:** Recyclables are to be placed in the blue roll cart provided by Ambler Borough. All recyclables can be mixed together and placed in this cart **NO SORTING NEEDED.** Recycle newspapers, inserts & junk mail, magazines, catalogs & envelopes, paper back books & phone books, cardboard & clean pizza boxes, office & school papers (colored paper), box board (cereal, cake & cracker boxes); waxed cartons (milk, juice & soup containers); paper egg cartons, paper bags, aluminum cans & clean foil; tin & empty steel aerosol cans, empty glass jars & bottles, and all plastic containers labeled #1-#7. Clean and Rinse please.

**PUT FLEXIBLE PLASTICS IN YOUR RECYCLING CART.** Flexible plastic packaging can now be placed in your recycling carts. Flexible packaging is any plastic packaging that is able to flex or wrap such as plastic pouches, wraps, and bags. For example: Grocery Bags, Retail Bags, PetTreat Pouches, Detergent Pouches, Case Wrap, Shrink Film, Food Storage Bags, Snack Food Pouches, Salad Bags, Wipes Pouches, Candy Pouches, Baby Food Pouches, Bread Bags, Diaper Wrap Packaging (No Diapers New or Used), Air Pillows, BubbleWrap, Pet Food Bags, Cereal Bags, PaperTowel Over-wrap, Chip Bags, Meat Bags, Cheese Bags and Drink Pouches. Additional information regarding curbside collection of flexible plastics can be found at [www.jpмасcaro.com](http://www.jpмасcaro.com)

**DO NOT PUT THE FOLLOWING ITEMS IN CART:** NO Mirrors, NO food waste, NO polystyrene cups/plates, NO motor oil/hazardous chemical containers, NO plastic toys or sporting goods, NO electronics or batteries, NO compact discs/DVDs, NO foam egg cartons or ice cream containers, NO light bulbs, hangers or yard waste.

**BULK COLLECTION:** One bulk item (mattress, desk, etc.) per household is permitted per week. No Tires, No TVs or Computers. Call J.P. Mascaro & Sons at 1-800-432-1616 for "white" item pickup.

Items containing Freon (refrigerators, etc) visit Montgomery County's website [www.montcoparecycles.org](http://www.montcoparecycles.org) or 610-278-3618 for a list of companies that will remove Freon and dispose of the appliance for a fee. At no cost to you, call PECO Smart Ideas (888-573-2672) for collection of working frigs & freezers (10-30 cuft). Residents must be on site at time of scheduled pick-up. Mattresses and box springs must be bagged and sealed in plastic mattress bags when placed curbside. Items may be set out on your regularly scheduled bulk service day. All mattresses and box springs must now be **wrapped in plastic** before collection. Recent infestations of bed bugs have spread from mattresses to employees as they make curbside pickups. You can find mattress disposal bags at most major retailers and home improvement stores, such as Home Depot, Lowe's, Walmart, Amazon.com, etc.

**YARD WASTE COLLECTION:** Yard waste shall be placed in paper bags or unlined trash cans or may be bundled with twine. No plastic bags. Yard waste includes leaves, branches and branch materials, twig material, vine and hedge trimmings. No grass clippings. Residents may also bring yard waste to Barnside Farm Compost Facility, 991 Haldeman Rd, Schwenksville, contact at 610-287-8880.

**HOLIDAY COLLECTION SCHEDULE**  
Trash and recycle collection is on Monday. Only when a holiday lands on a Monday your trash and recycling will be collected on Tuesday and yard waste collection will be collected on Wednesday. Observed holiday(s): New Year's Day, Memorial Day, Independence Day, Labor Day and Christmas Day. If the Holiday falls on Sunday, collection will resume on regular collection day!



**J. P. Mascaro & Sons**  
*If it's service, it's us!*

# Borough Of Ambler

131 ROSEMARY AVENUE  
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000  
FAX 215-641-1355 ADMINISTRATION  
FAX 215-641-1921 WATER DEPARTMENT  
WEBSITE: [www.boroughofambler.com](http://www.boroughofambler.com)



December 27, 2022

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

Re: Zoning Amendment  
Changing Parking Setback in R-3

Dear Ms. Aversa:

At the direction of Council, the Planning Commission has been requested to review a Zoning Amendment prepared by the Borough Solicitor changing the parking setback requirement in an R-3 Zoning District.

After discussion and input from the public, a motion was made and seconded to recommend to Council that it approve the Zoning Amendment prepared to change the parking setback requirement in an R-3 Zoning District subject to the County Planner Comment Letter. The vote taken of 8 members present was 7 ayes and 1 nay in favor of a recommendation to Council to approve the proposed Zoning Amendment.

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

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722 • FAX: 610-278-3941  
[WWW.MONTCOPA.ORG](http://WWW.MONTCOPA.ORG)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

December 12, 2022

Glenn Kucher, Zoning Officer & Planning Coordinator  
Ambler Borough  
131 Rosemary Avenue  
Ambler, PA 19002

Re: MCPC #22-0289-001  
R3 Parking Setback  
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced zoning ordinance amendment in accordance with Section 504 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 1, 2022. We forward this letter as a report of our review.

## **BACKGROUND**

The Borough proposes to amend language in the R3 Residential District containing regulations for single-family attached developments in the district. The current ordinance requires that parking areas of three or more spaces be set back 15 feet from zoning district boundaries and 25 feet from road ultimate-right-of-ways. Any parking area of 10 or more spaces requires that 10% of the lot be landscaped.

The proposed text amendment changes these requirements so that they only apply to new construction, and would not apply for the reuse of an existing building. However, the setbacks would apply to any parking area, not only those with three or more spaces. When existing principal buildings are being reused, the existing parking setbacks would apply for any parking on site.

## **RECOMMENDATION**

The Montgomery County Planning Commission (MCPC) generally supports the borough's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to zoning amendment adoption. Our comments are as follows:

## REVIEW COMMENTS

### APPLICABILITY OF ZONING CHANGES

- A. Size of Parking Area. The existing ordinance applies specific setbacks from zoning district boundaries and roadway ultimate rights-of-way only to parking areas containing three or more spaces. Thus, any off-street parking that is just one or two spaces does not have to comply with these setbacks. We suggest the borough continue to use this threshold for when these setback requirements apply in the revised ordinance.
- B. Necessary Demolition. The proposed ordinance amendment would not apply the setback requirements in the case of a building that is demolished due to public safety concerns. We suggest that if a building must be demolished for any reason, that the applicant be required to build to current code. The proposed exceptions generally support preservation and reuse of historic buildings. Where there are no longer buildings present, we suggest that providing an exception to the requirements is not helpful to the borough's planning goals.

### NEW REQUIREMENTS

- A. Existing Parking Setbacks. The proposed changes allow reused principal buildings to continue using "existing parking setbacks." We suggest that the borough consider elaborating on what that means. Is it the area inside existing garages? Any location of an existing driveway? Measured how and from where? Does a setback from one street imply that the same setback can be used from a different street in the case of a corner lot? Clarifying this in the ordinance will assist with interpretation and enforcement.
- B. Design Standards. When requirements for setbacks are removed, it is worth considering whether any type of standards should replace them. We suggest some ideas for consideration.
  - 1. Ensuring that any parking that requires driving over the sidewalk be required to maintain a good walking environment with level sidewalks and continued use of concrete materials for sidewalk areas across driveways.
  - 2. If parking areas of three or more spaces require driving across sidewalks, require different paving for the parking area and the sidewalk.
  - 3. Consider requiring some type of landscape buffering of parking areas of three or more spaces from the development.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Ambler Borough's planning objectives for infill development and adaptive reuse.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Chloe Mohr". The signature is fluid and cursive, with the first name "Chloe" written in a larger, more prominent script than the last name "Mohr".

Chloe Mohr, AICP, Senior Community Planner  
Cmohr@montgomerycountypa.gov – 610-278-3739

c: Mary Aversa, Manager, Ambler Borough  
Joseph E. Bresnan, Esq., Borough Solicitor  
Robert Lagreca, Chair, Ambler Planning Commission

THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER \_\_\_\_\_

**AN ORDINANCE OF THE BOROUGH OF AMBLER AMENDING THE PARKING SETBACK AND LANDSCAPING REQUIREMENTS IN THE R3 ZONING DISTRICT, 27-807, BY ALLOWING EXISTING SETBACKS TO REMAIN IN THE EVENT OF REDEVELOPMENT OF EXISTING BUILDINGS; CONTAINING SEVERANCE AND REPEALER CLAUSES; EFFECTIVE UPON THE APPROVAL OF THE MAYOR**

As an incentive for the preservation of the existing inventory of buildings within the Borough, Ambler Borough Council amends the Borough zoning ordinance as follows:

1. At codified ordinance 27-807(5), "Parking", consisting of parking setback and landscape provisions applicable to single family attached housing in the R3 zoning district, the existing language in sub-paragraphs "B" and "C" is hereby amended as follows:

"B. The following parking setback and landscape requirements apply in the following circumstances:

- i. When there is land development consisting of new construction on a vacant lot, or;
  - ii. When any existing principal building is demolished and a new building or buildings is/are erected, then:
    - a. Parking spaces shall be set back 15 feet from any district boundary line, and 25 feet from the nearest road ultimate right-of-way;
    - b. Where there is parking for ten or more cars, ten percent of the parking area shall consist of landscaping compliant with the parking lot landscaping standards in the Subdivision and Land Development Ordinance.
  - iii. The foregoing setback and landscaping requirements do not apply to land development that consists of the renovation or remodeling of existing principal buildings where no principal building is razed or demolished. For purposes of this ordinance, a "principal building" is the home, office, school, institution, store, or other structure that houses a use recognized by the zoning ordinance, and does not include accessory uses or detached garages.
  - iv. When there is land development that consists of the renovation or remodeling of the existing structures on a lot, without the razing or demolition of any principal structure, existing parking setbacks (from any district boundary line or nearest road ultimate right-of-way as set forth above) may continue and the landscaping requirement shall not apply.
  - v. When a principal building is deemed unsafe for human habitation and must be razed as a matter of public safety, new land development on the lot ~~may continue with the parking setbacks as they existed at the time of razing/demolition.~~ must comply with the setback provisions herein.
2. Should any portion of this ordinance be found invalid by a court of competent jurisdiction, then such invalid portion shall, to the extent possible, be severed from the remainder, which shall continue in full force and effect.
  3. Any existing ordinance inconsistent with the terms of this ordinance shall, to the extent of such inconsistency, be deemed repealed upon enactment of this ordinance.



4. This ordinance is effective when approved by the Mayor, and otherwise on the earliest applicable date as set forth in section 3301.3 of the Pennsylvania Borough Code.  
SO ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Glynnis Siskind, Council President

Attest: \_\_\_\_\_  
Mary Aversa, Secretary

BOROUGH COUNCIL  
BOROUGH OF AMBLER

MONTGOMERY COUNTY, PENNSYLVANIA

PROPOSED ORDINANCE NO. \_\_\_\_\_

"Transit-Oriented Development Ordinance Amendment"

AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF AMBLER, CHAPTER 27 (ZONING), PART 2 (DEFINITIONS), SECTION 27-202 (DEFINITION OF TERMS) IN ORDER TO ADD THE NEW DEFINITION OF "TOD EFFECTIVE TRACT AREA"; AND FURTHER AMENDING CHAPTER 27 (ZONING), PART 27 ("RO" REDEVELOPMENT OVERLAY DISTRICT), SECTION 27-2703 (USE REGULATIONS), PARAGRAPH "A" (PARKING GARAGE/STRUCTURE), SUB-PARAGRAPH (1) (DIMENSIONAL REGULATIONS) TO ADD THE NEW SUB-SUBPARAGRAPH (e) TO ESTABLISH SETBACKS FOR JOINT USE WITH OTHER PRINCIPAL USE IN SAME STRUCTURE; AND FURTHER AMENDING CHAPTER 27 (ZONING), PART 27 ("RO" REDEVELOPMENT OVERLAY DISTRICT), SECTION 27-2703 (USE REGULATIONS), PARAGRAPH "E" (TOD TRANSIT-ORIENTED DEVELOPMENT), SUBPARAGRAPH (4) (CONDITIONAL USE STANDARDS), SUB-SUBPARAGRAPHS (a)1) TO PERMIT TOD DEVELOPMENT ON TRACTS WITH UNDERLYING "RSC" or "OC" ZONING WITHIN 800 FEET OF AN ACTIVE OR PROPOSED COMMUTER RAIL STATION; AND FURTHER AMENDING SUB-SUBPARAGRAPH (a)2) TO ESTABLISH A MINIMUM TOD EFFECTIVE TRACT AREA OF TWO ACRES WHERE CERTAIN CONDITIONS ARE MET; AND FURTHER AMENDING SUB-SUBPARAGRAPH (b)1) TO LIMIT TOD DEVELOPMENTS WITH UNDERLYING "RSC" ZONING TO A MAXIMUM DENSITY OF 50 DWELLING UNITS PER GROSS TRACT ACRE OF THE TOD EFFECTIVE TRACT AREA; AND FURTHER AMENDING SUB-SUBPARAGRAPH (b)4) TO LIMIT THE LENGTH OF MULTI-FAMILY BUILDINGS IN TOD DEVELOPMENTS TO 375 FEET IN LENGTH; AND FURTHER AMENDING SUB-SUBPARAGRAPH (h) TO ADD THE NEW SUB-SUBPARAGRAPH (h)4) TO PROVIDE EXCEPTIONS FROM THE GREEN SPACE REQUIREMENTS FOR TOD DEVELOPMENTS WHERE CERTAIN CONDITIONS ARE MET; AND FURTHER AMENDING SUB-SUBPARAGRAPH (g) TO ESTABLISH AN EXCEPTION TO A PERMANENT LANDSCAPED AREA OF AT LEAST 10 FEET IN DEPTH WHERE CERTAIN CONDITIONS ARE MET.

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The Borough Council of the Borough of Ambler does hereby ENACT and ORDAIN:

**SECTION I. – Amendment to Code**

The Code of the Borough of Ambler, Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definition of Terms) is hereby amended to add the following new term:

TOD EFFECTIVE TRACT AREA – The aggregate Net Lot Area of the parcels involved in a Transit-Oriented Development including any land subdivided off an adjoining parcel and merged in ownership with the proposed TOD Development or land immediately adjacent to the TOD Parcel on which the TOD Applicant benefits from a recorded, perpetual, irrevocable easement for use and access as permitted by the Borough.

**SECTION II. - Amendment to Code**

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “A” (Parking Garage/Structure), Subparagraph (1) (Dimensional Regulations) is hereby amended to add the following new Sub-subparagraph (e):

- (e) Setbacks. Joint use with other principal use in same structure: Setback applicable to other principal use.

**SECTION III. - Amendment to Code**

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “E” (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (a)1) is hereby repealed in its entirety and replaced with the following new subparagraph (a)1):

- 1) A tract proposed for TOD development must be zoned “OC” or “RSC” and must be located within 800 feet of an active or proposed commuter rail station. The 800-foot requirement (for proximity to a commuter rail station) shall be measured from the nearest property line of the TOD to the nearest edge of the passenger platform of the commuter rail station.
  - a. Transit-oriented development shall be permitted in the Industrial Zoning District for parcels: (i) within 800 feet of an active or proposed commuter rail station; and (ii) with frontage on a public street.

**SECTION IV. – Amendment to Code**

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “E” (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (a)2 is hereby deleted in its entirety and replaced with the following new Sub-subparagraph (a)2):

- 2) Minimum Lot Area: eight acres. The minimum lot area requirement may be reduced to two acres of TOD Effective Tract Area if the tract proposed for the TOD is: (1) proposed exclusively for multi-family and/or single-family attached residential uses; and (2) within 800 feet of an existing or proposed commuter rail station, measured from the nearest property line of the TOD to the nearest edge of the passenger platform of the commuter rail station.

**SECTION V. – Amendment to Code**

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “E” (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (b)1) is hereby repealed in its entirety and replaced with the following new Sub-subparagraph (b)1):

- 1) The maximum residential density for a TOD development shall not be more than 35 dwelling units per gross tract acre, except that tracts zoned “RSC” shall be permitted to have TOD developments with a maximum residential density of 50 dwelling units per gross TOD Effective Tract Area acre.

**SECTION VI. – Amendment to Code**

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “E” (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (b)4 is hereby repealed in its entirety and replaced with the following new Sub-subparagraph (b)4):

- 4) The maximum length of any building used exclusively for multi-family residential use (excluding mixed-use buildings), shall be 375 feet.

**SECTION VII. – Amendment to Code**

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “E” (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (h) is hereby amended to add a new Sub-subparagraph 4) as follows:

- 4) The on-lot green space and village green/plaza requirements for a TOD development solely containing multi-family residential dwellings or a mix of multi-family residential dwellings and single family attached dwellings shall be eliminated if the TOD meets one of the following:
  - a. A minimum of 20% green area is provided throughout the entire site, including but not limited to, rooftop green space and amenities, and resident access to a park and/or nature/wildlife preserve within five-hundred (500) feet of the TOD; or
  - b. A shared green space and village green/plaza is provided by written agreement (approved by Borough Solicitor) between the TOD and an existing, adjoining TOD where the existing, adjoining TOD contains green space in excess of 30% and a village green/plaza that is at least 30,000 square feet.

**SECTION VIII. – Amendment to Code**

The Code of the Borough of Ambler, Chapter 27 (Zoning), Section 27-2703 (Use Regulations), Paragraph “E” (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraph (g) is hereby repealed in its entirety and replaced with the following new Sub-subparagraph (g):

- (g) **Planting Buffer.** All TOD developments shall provide a permanent landscaped planting area of at least 10 feet in depth (inclusive of curb, but not sidewalk, of up to one foot in width) along all property lines adjacent to residentially zoned property, except property adjacent to a public right-of-way (when street trees and foundation landscaping is planted in the front yard along the right-of-way) or a common property line with an existing, multi-family residential TOD providing shared vehicular and pedestrian access and village green/plaza amenities (through a written agreement approved by Borough solicitor). The property line buffer shall be designed in accordance with the applicable requirements of the Subdivision and Land Development Ordinance [Chapter 22]. Where a residential land development abuts an industrial use or vice versa, one of the following buffers shall be established which shall be equivalent to the type of screens described in Chapter 22, Appendix B, §100.4.4F(2) or 100.4.4F(4). If §100.4.4F(2) (evergreens) is

selected, the evergreens may be planted at a depth closer than 10 on center. If §100.4.4F(4) (fence with plantings) is selected, than (a) a combination of large shrubs or ornamental trees may be used, provided they are planted three feet on center; and (b) a wall or fence is acceptable, provided it is constructed of brick, stone, wood, masonry or similar appearing material (chain link or cinder block is not acceptable).

**SECTION IX. - Severability**

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Borough that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

**SECTION X. - Failure to Enforce not a Waiver**

The failure of the Borough to enforce any provision of this Ordinance shall not constitute a waiver by the Borough of its rights of future enforcement hereunder.

**SECTION XI. - Effective Date**

This Ordinance shall take effect and be in force from and after its approval as required by the law.

**SECTION XII. - Repealer**

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

**ORDAINED AND ENACTED** by the Borough of Ambler, Montgomery County,  
Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**BOROUGH OF AMBLER**

By: \_\_\_\_\_  
**Frank DeRuosi, President of Council**

Attest: \_\_\_\_\_  
**Mary Aversa, Manager**

APPROVED: \_\_\_\_\_  
**Jeanne Sorg, Mayor**

## PROPOSED PUBLIC NOTICE

NOTICE is hereby given that the Borough Council of the Borough of Ambler, at its public meeting on \_\_\_\_\_, 2023 at Borough Hall, 131 Rosemary Avenue, Ambler, Pennsylvania 19002, will hold a public hearing on and could vote to adopt an ordinance entitled "Transit-Oriented Development Ordinance Amendment" amending the Code of the Borough of Ambler, Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definition of Terms) in order to add the new definition of "TOD Effective Tract Area"; and further amending Chapter 27 (Zoning), Part 27 ("RO" Redevelopment Overlay District), Section 27-2703 (Use Regulations), Paragraph "A" (Parking Garage/Structure), Sub-Paragraph (1) (Dimensional Regulations) to add the new Sub-subparagraph (e) to establish setbacks for joint use with other principal use in same structure; Paragraph "E" (TOD Transit-Oriented Development), Subparagraph (4) (Conditional Use Standards), Sub-subparagraphs (a)1) to permit TOD development on tracts with underlying "RSC" or "OC" zoning within 800 feet of an active or proposed commuter rail station; and further amending Sub-subparagraph (a)2) to establish a minimum TOD effective tract area of two acres where certain conditions are met; and further amending Sub-subparagraph (b)1) to limit TOD developments with underlying "RSC" zoning to a maximum density of 50 dwelling units per gross tract area of the TOD effective tract area; and further amending Sub-subparagraph (b)4) to limit the length of multi-family buildings in TOD developments to 375 feet; and further amending Sub-subparagraph (h) to add to add the new Sub-subparagraph (h)4) to provide exceptions from the green space requirements for TOD developments where certain conditions are met; and further amending Sub-subparagraph (g) to establish an exception to a permanent landscaped area of at least 10 feet in depth where certain conditions are met.



Copies of the full text of the proposed ordinance are available for examination during normal business hours at the Offices of Montgomery News, 290 Commerce Drive, Fort Washington, Pennsylvania 19034, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401, and Ambler Borough Hall, 131 Rosemary Avenue, Ambler, Pennsylvania 19002 where a copy of the proposed ordinance may be obtained for a charge not greater than the cost thereof.

**Public Safety Committee**

January 3, 2023

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**.

## Borough of Ambler Code Enforcement Report for December 2022

PERMITS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Building	9	9	19	11	22	24	8	8	10	12	14	9	155
Dumpster	0	1	3	2	4	7	2	3	3	1	3	5	34
Fire	0	0	0	1	2	0	0	0	0	0	1	2	6
Mechanical	4	2	7	2	4	5	5	3	3	4	2	1	42
Plumbing	6	2	9	3	7	7	6	1	4	3	1	2	51
Road Opening	1	2	3	2	2	0	0	2	7	1	3	2	35
Use and Occupancy	0	1	1	2	0	0	3	1	0	0	5	3	16
Vendor Sales	0	0	0	0	0	0	0	0	0	0	0	0	0
Zoning	2	0	4	3	4	8	4	4	1	1	0	0	31
Rental Inspections	1	0	43	84	28	0	2	0	7	2	4	44	212
<b>TOTALS</b>	<b>22</b>	<b>17</b>	<b>89</b>	<b>110</b>	<b>73</b>	<b>51</b>	<b>30</b>	<b>22</b>	<b>35</b>	<b>24</b>	<b>33</b>	<b>67</b>	<b>582</b>

\* 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.

**Public Utilities Committee**

January 3, 2023

Haley Welch- Chair

Erin Endicott

Karen Sheedy

Amy Hughes

**OLD BUSINESS**

**NEW BUSINESS**

1. **WWTP ENGINEER REPORT**

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

2. **BIDS FOR PFAS TREATMENT SYSTEM CONSTRUCTION**

Water Department will accept bids for General/Mechanical/Electrical/HVAC Construction for the Wells 2, 6 & 7 PFAS Treatment System Contract with bid opening scheduled for February 2, 2023. A request for contract award will be made at Council's February Committee Meeting.

3. **BUCKS COUNTY PLANT UPGRADES**

A recommendation is requested to consider the attached proposal from Herbert, Rowland and Grubic Inc. for the engineering services for the Bucks County transition of flow to the Ambler Waste Water Plant. (**attached**)



December 28, 2022

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

Re: Status Report –December 2022

Dear Mary,

The status of current active projects is as follows:

- 1.) Wissahickon Creek TMDL – The Water Quality Improvement Plan is still being prepared by the partnership. PADEP remains very focused on phosphorus reduction from the wastewater treatment plants.
- 2.) Conversion of Digesters – Construction is proceeding for the conversion of the digesters from anaerobic digestion (without air) to aerobic digestion (with air). The first digester is ready for start-up. There are 5 blowers of concern, 3-125 Hp units, and 2-50 Hp units. **All blowers are operational as of 12/2/22. Construction is proceeding.**
- 3.) Diversion of Upper Dublin WWTP to Ambler WWTP – PADEP has approved the Act 537 Plan prepared by Bucks County Water and Sewer Authority (BCWSA) for closing the Upper Dublin Wastewater Treatment Plant and diverting that flow to Ambler's Wastewater Treatment Plant. EEMA has prepared the PADEP NPDES Permit Application and DRBC docket application for increasing the permitted annual average flow of the WWTP from 6.5 MGD to 7.7 MGD and obtaining the new effluent permit limits from PADEP. These applications have been submitted to both PADEP and DRBC. PADEP asked as a favor to submit these differently. We are proceeding with the request. **The part one permit application is due to be submitted with the NPDES Permit renewal application in February 2023.**
- 4.) UV Light Disinfection Replacement – The application was submitted and approved. Starting work on installation through COSTARS. **A meeting was held on November 22 and December 13<sup>th</sup> with all concerned parties to define project scope. We are working through the options and requirements.**

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

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

  
Edward L. Gillette, Jr., P.E.  
President/Principal Engineer

**Parks & Recreation Committee**

January 3, 2023

Erin Endicott- Chair

Haley Welch

Jen Henderson

Lisa Auerbach

**OLD BUSINESS**

**NEW BUSINESS**

1. **RED TAIL CONTRACT**

**Attached** is the contract for Red Tail services for 2023.

**Borough of Ambler, PA  
contract agreement with  
Red Tail Restoration & Land Management, LLC**

Red Tail Restoration & Land Management, LLC, hereinafter referred to as “Red Tail Restoration”, will provide professional services to restore and maintain the ecological health of Ambler Borough Park, which is located off Edgewood Drive in Ambler, PA 19002. Work may also be performed in other locations throughout the Borough of Ambler as requested by Borough Council or other persons who have been given the authority by Borough Council to direct work performed by Red Tail Restoration. Services include:

- Removing invasive plants to support native plant diversity and wildlife habitat and public use of Ambler Borough Park.
- Providing expertise and advice and supporting general conservation tasks as mutually agreed upon by Red Tail Restoration and Borough of Ambler.

The Borough of Ambler agrees to fully indemnify and hold harmless Red Tail Restoration from any litigation that may arise out of the above mentioned duties for which Red Tail Restoration has been contracted to perform, unless due to gross error in the work performed by Red Tail Restoration.

The Borough of Ambler will not be held responsible for any bodily harm to Red Tail Restoration employees or to the owner of Red Tail Restoration if bodily harm occurs while working at Ambler Borough Park or other requested properties.

Red Tail Restoration will operate as an independent contractor and will submit monthly invoices to the Borough of Ambler, PA for services performed. Work will be charged at \$42.00 per hour plus preapproved material costs. Red Tail Restoration will provide up to \_\_\_\_\_ hours of service over the course of one year beginning January 1, 2023 through December 31, 2023. The terms of this contract will apply to any additional work requested and agreed upon during this contract period unless noted otherwise in writing.

Borough of Ambler: \_\_\_\_\_  
Name & title printed below signature

Date: \_\_\_\_\_

Borough of Amber: \_\_\_\_\_  
Name & title printed below signature

Date: \_\_\_\_\_

Red Tail Restoration: \_\_\_\_\_  
Greg Gagliano, Owner  
Red Tail Restoration & Land Management, LLC  
P.O. Box 82, Glen Mills, PA 19342  
(610) 772-1837 greg@redtailrestore.com

Date: \_\_\_\_\_

**Salary & Personnel Committee**

January 3, 2023

Haley Welch

Nellie Forst

Jen Henderson

**OLD BUSINESS**

**NEW BUSINESS**

1. **BOROUGH COUNCIL VACANCY**

Resumes are being accepted for the vacant Borough Council position in Ward 3. (attached)

2. **BOROUGH NEW HIRES**

1. The vacant police department employment offers were accepted by Daniel Siebles and Michael Wambold .

2. Elizabeth Kunzier accepted the vacant Managers Assistant position. Maksym Iaremchuk accepted the vacant Water Department, Operator 1 position.